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FINANCIAL TIMES

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WORLD NEWS

Tass reports 31 dead in border rioting

Thirty one people, including women and old men, were killed in ethnic rioting in the Azerbaidzhan city of Sumgait, Tass, the Soviet news agency said.

It was the first time Soviet authorities had revealed the death toll for Sunday's rioting, although government spokesmen had previously acknowledged people were killed.

The ethnic violence was sparked by a dispute over the redrawing of boundaries between the Soviet republics of Armenia and Azerbaijan. The Tass report blamed the killings on "hooligan elements provoked by disorder". Interview with Roy Medvedev, Page 2

Thatcher repulses Labour

In a vitriolic attack Prime Minister Margaret Thatcher repulsed Labour attempts to ridicule her claim of having assured NATO a modernised nuclear armory. She insisted that she had got "precisely" what she wanted at the summit, Page 4

Sikh gunmen kill 32

Sikh gunmen killed 32 people, mostly Hindus, in north India as they watched a religious festival play. The massacre coincided with Prime Minister Rajiv Gandhi's decision to release four of five imprisoned Sikh priests to end the political impasse in the Punjab, Page 2

Oxiam kidnap fear

Two senior officials of the Oxiam charity, a Briton and a Syrian, were feared kidnapped in Sidon, southern Lebanon.

Land Rover warning

Land Rover's management warned its pay offer might be cut if the two-week-old pay strike at its Birmingham plant continued, Page 5

N-disaster cost

The Chernobyl nuclear disaster in 1986 cost the Soviet Union eight billion roubles (\$7.56bn) a newspaper said.

Basque protests

Separatist sympathisers, protesting over the death in prison of a convicted guerrilla, burned houses, blocked roads and clashed with police in Spain's Basque country.

Ershad poll victory

President Hossain Mohammad Ershad's Jatiya party won a majority in elections in Bangladesh, in polls marred by violence and charges of ballot rigging.

Missile attacks resume

Iran fired two missiles at Baghdad in retaliation for an Iraqi rocket which killed eight people when it exploded in Tehran.

Subsidence inquiry urged

An investigation into Norwich city centre foundations has been urged, after a house and bus sank into holes in the ground.

London Rail link to open

A cross-London rail line, linking the Midlands with south-east England will start operating on May 16, British Rail said.

Windsor on the move

Torrential rain may have shifted the man-made slope on which Windsor Castle is built, cracking stonework and jamming some doors and windows.

BUSINESS SUMMARY

Bank buys £1bn to stem pound's rise

BANK of England intervened heavily in foreign exchange markets yesterday to prevent the pound from breaching its unofficial ceiling of DM2. The pound closed at DM2.9975.

The Bank has been intervening since the middle of the week and it was estimated to have bought foreign currency yesterday worth more than £1bn, Back Page

FT ORDINARY index closed at 1,478.7, up 55 on the week, helped by a rise yesterday of 15.1, which confirmed the pre-Budget confidence in the UK stock market.



The Stock Exchange disclosed that equity market turnover topped £1.1bn on Thursday for only the third time this year. Market report, Page 12

BOEING's 737 short-to-medium range aircraft has become the first jet airliner with more than 2,000 sales, after an order from US Air worth up to \$2.5bn (£1.4bn), Back Page

PANAMA: The embattled regime of General Manuel Antonio Noriega closed all banks indefinitely because of a shortage of dollars, Back Page

US Treasury Secretary James Baker issued a strong warning on the dangers of protectionism to the world economy, Back Page

US: More than half a million new jobs were created last month, reducing civilian unemployment to 5.7 per cent, compared with 5.8 per cent in January, Page 2

DEPARTMENT of Trade and Industry said it is investigating 72 possible insider-dealing in London.

CAMPBELL, Canadian real estate and building group, has agreed to sell two divisions of Federated Department Stores for up to \$1.5bn (£940m) if it wins the battle for the US department store group, Page 10

SINGAPORE: Finance Minister Dr Richard Hu announced a neutral budget that kept nearly all the cost-cutting and fiscal incentives introduced in 1986, Page 3

TAN Sri Khoo Teck Puan, Malaysian entrepreneur, has sold his Southern Pacific Hotel Corporation chain for A\$540m (£222m) to Hong Kong-based businessman Adrian Zecha, Page 10

ABERDEEN American Petroleum, independent oil company, will be coming to the Unlisted Securities Market after a set of merger deals that will increase the company's capitalisation to £11.6m, Page 8

UK CAR SALES reached a record of 181,172 last month, 7.42 per cent up on February 1987, Page 4

BRITANNIA SECURITY, business services and alarm installation company, announced doubled interim pre-tax profits of \$9.8m, Page 6

FORD is to spend more than \$2.4m to develop learning centres for employees at each of its 22 UK plants, Page 5

ADT, international services group, reported pre-tax profits of \$155.4m (£94.8m), Page 8

Top Bank official to take over as chief at Standard Chartered

BY DAVID LASCHELL, BANKING EDITOR

MR RODNEY GALPIN, the Bank of England's official in charge of banking supervision, is to take over as executive chairman of Standard Chartered, the London-based international bank.

The surprise appointment, which is unprecedented in recent times, was announced late yesterday. It comes at a time when Standard is going through a troubled period, which has made it conspicuously the weakest of the large UK banks.

Although it was stressed last night that Mr Galpin's move was not an emergency measure, the appointment was seen in the City as an attempt to bolster confidence in the Standard group and revive its flagging fortunes.

Mr Galpin, who has been one of the Bank's executive directors for the past four years, will join Standard's board as executive chairman designate as soon as his release from the Bank can be arranged, probably in July. He will take over as full-time executive chairman towards the end of this year.

Sir Peter Graham, the current chairman, will step down at that time. However Mr Michael McWilliam, Standard's chief executive, will resign immediately and hand over his responsibilities to Sir Peter.

The appointment arises from Standard's need to strengthen its management and provide a successor to Sir Peter, who had indicated his wish to step down. With the backing of Standard's board, Sir Peter approached the Bank some weeks ago about the possibility of Mr Galpin's taking over.

This approach coincided with the Bank's own long-running concerns about the strength of the Standard group, and the choice of Mr Galpin was agreed as a good solution which suited both sides.

The appointment is being made by Standard's board, not by the Bank's own long-running concerns about the strength of the Standard group, and the choice of Mr Galpin was agreed as a good solution which suited both sides.

Standard's troubles stem from a combination of Third World debt and the unsettled aftermath of the unsuccessful takeover bid by Lloyds Bank in 1986.

The group has a heavy exposure to countries in financial difficulty and is in the process of making large provisions as it realises its 1987 accounts for release on March 30.

The big cost of these provisions - close to £500m - has already forced Standard to sell two US subsidiaries to raise \$950m. Further measures are deemed necessary by City analysts to bring the balance sheet up to standards set by the other UK clearing banks.

Standard's room for manoeuvre is also constrained by its "white squires" - the 700,000 shareholders who rescued it from Lloyds' hands, but who hold over a third of the stock. Although they have had low returns, they are nursing heavy losses and are thought to be likely sellers if offered an attractive price.

The announcement of Mr Galpin's appointment came one day after Standard and the Financial Times settled a libel action over an FT article which could have "purdah" before taking up his appointment.

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Electricity board threatens boycott of British Coal

BY JAMES BUXTON, SCOTTISH CORRESPONDENT

THE SCOTTISH mining industry was facing a crisis last night after the South of Scotland Electricity Board announced that it would be buying no more coal from British Coal after the end of this month unless it made a big reduction in its prices.

The electricity board said it had already placed contracts for 1m tonnes of foreign coal for delivery from the beginning of April and was negotiating for more supplies later in the year.

The electricity board's announcement came shortly after the Court of Session in Edinburgh granted British Coal an interim interdict or injunction, preventing the board from purchasing or taking coal from any source but British Coal for its power stations at Longannet and Cokerzie on the Firth of Forth.

However, Mr Donald Miller, chairman of the electricity board, said the board was "very willing" to negotiate revised terms for supplies from April 1, provided British Coal offered a phased reduction of price towards more competitive levels, bringing them into line with those of other customers.

However, the one-year contract that British Coal had offered the electricity board meant a reduction in price of only 1 per cent, while its 12-year offer would cut the board's costs by less than 1 per cent, taking into account the restrictions it included on the board buying coal from Scottish private sector mines.

Compared with alternative fuels, the additional cost to the Scottish electricity consumer would be £50m in a full year, or 5 per cent on tariffs. The electricity board had no mandate to incur additional costs of this sort on behalf of its customers, Mr Miller said.

British Coal said last night that it was considering the implications of the electricity board's actions. Its offer to the board remained on the table.

At the Court of Session, British Coal had asked the electricity board that it had long-term contracts with the electricity board to supply coal to the Cokerzie and Longannet power stations until 1992 and 1996 respectively.

Mr Miller called on British Coal to "step up to the mark" and agree a price structure which would prepare the Scottish coal industry for a long-term future consisting of supplying coal to SSEB power stations for export to the market for power in England and Wales which will develop over the next few years.

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WEEKEND FT



FILM REVOLUTION

Nigel Andrews reports on how new cinema technology, video recorder mania and changing viewing patterns could herald a revolution in the world of film making

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FINANCE

Planning a personal pension Page V

TRAVEL

Tracking gentle giants: the gorillas of Rwanda Page IX

HOW TO SPEND IT

...on "un-designer chic" Page XVII

SURVEY

Building Societies Pages XIX - XXIII

SPORT

The rebirth of Boris Becker Page XXIV

Banks see Mexican debt move as useful innovation

BY ALEXANDER NICOLL, EUROMARKETS EDITOR

INTERNATIONAL BANKERS and government officials yesterday agreed to outline a new way of financing Mexico's debt.

The offer, resulting in Mexico obtaining much less relief from creditor banks than it had hoped, was announced by the Bank of Mexico's innovative debt exchange offer.

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On Thursday, the exchange of bonds worth \$1.5bn (£1.4bn) for bonds in exchange for \$1.67bn of loans tendered by banks at below face value.

Mexico offered up to \$100m of bonds and hoped banks would put a far lower value on loans which would be sold to them for exchange, so enabling it to cut its \$100bn debt substantially.

Bankers calculated Mexico would make a net saving on interest payments of about \$100m a year through the exchange.

Many of the largest creditor banks made no bids in the auction but nevertheless are portraying the offer as a useful experiment.

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Hoare Govett rebuked for shares count during bid

BY MICHAEL SMITH

HOARE GOVETT, the broker, was yesterday rebuked by the Takeover Panel for the second time in just more than a year.

The panel said the firm had failed to provide an accurate system for counting shares in the bid battle between its client, the cement group Blue Circle, and Birmid Quacast, the home products company.

Delivering the reprimand as part of its findings on the struggle, in which Blue Circle incorrectly claimed victory over Birmid, the panel said it had taken steps to ensure that the bid's counting errors were not repeated in any future contested takeover.

It has appointed a working party of bankers, Stock Exchange representatives and registrars to advise on amendments to the Takeover Code.

Meanwhile, receiving bankers - advisers to bidders on counts in takeover battles - are to be given a larger supervisory role and companies filing takeovers will be required to provide their advisers with more up-to-date information on shareholders.

The panel criticised Hoare for "failing to provide an adequate system to ensure complete accuracy" in the bid.

Mr James Baker, US Treasury Secretary, yesterday rejected a plan to raise \$950m. Further measures are deemed necessary by City analysts to bring the balance sheet up to standards set by the other UK clearing banks.

Standard's room for manoeuvre is also constrained by its "white squires" - the 700,000 shareholders who rescued it from Lloyds' hands, but who hold over a third of the stock.

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Standard's troubles stem from a combination of Third World debt and the unsettled aftermath of the unsuccessful takeover bid by Lloyds Bank in 1986.

Willis tackles Ford plant row

BY CHARLES LEADREATER, LABOUR CORRESPONDENT

MR NORMAN WILLIS, TUC general secretary, is planning to fly to Detroit, probably early next week, to discuss the threat that an industrial dispute in the US had "put the project on hold".

Several unions which have bargaining rights at Ford's 22 UK plants, including the majority union, the Transport and General Workers' Union, have strongly opposed the US motor group, which excludes them from collective bargaining.

As a result, the company is understood to have become increasingly concerned that Ford unions may boycott components made at Dundee. Mr Willis is unlikely to be able to offer any guarantee that the TUC would be able to prevent such disruption.

The recent strike by Ford of Britain's 32,500 manual workers, which disrupted production at several of the company's continental plants, is also thought to have made Ford executives wary.

The plant, which would take two years to build, would employ 450 people when it reaches full production. That had been due in 1991-92.

Mr Willis will argue that the company should allow the unions to settle their differences while it is building the plant. But senior SDA officials said it was likely that the company would reject this and insist that it needed a single-union agreement.

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However, it is thought most of the other unions would reject compromise solutions which would allow them to recruit members without being recognised for bargaining. They argue that it was the SDA's financial package which attracted the investment rather than the union agreement.

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A tall story?

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£61,037 for a total investment of £9,000. A considerable improvement on the £17,420 that a Building Society would have provided.

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MARKETS table with columns for DOLLAR, STERLING, LONDON MONEY, NORTH SEA OIL, STOCK INDICES, and GOLD. Includes exchange rates and market indices.

CONTENTS table listing various articles and their page numbers, including 'The RAE-Rover proposals', 'Independent Television', and 'The Israeli Defence Forces'.

OVERSEAS NEWS

Gandhi frees Sikhs in step to end Punjab impasse

By K.K. Sharma in New Delhi

MR RAJIV GANDHI, India's Prime Minister, yesterday took a big step towards ending the political impasse in the insurgency-torn northwestern state of Punjab when he released four of the five high priests of Sikhdom and about 40 other senior Sikh leaders from jail, where they have been kept for more than two years.

They were attending a religious festival. They shot indiscriminately at the worshippers with Chinese assault rifles and escaped. An alert has been sounded in Punjab and neighbouring states as well as the capital, New Delhi, and intensive patrolling is taking place to prevent a backlash.

Growth of US jobs depresses bond prices

By Nancy Dunne in Washington

A REPORT of strong American employment growth in February, released yesterday by the US Labour Department, surprised economists and sent bond prices plunging.

Pöhl welcomes US stand on dollar

By Andrew Fisher in Frankfurt

MR KARL OTTO PÖHL, president of West Germany's Bundesbank, said yesterday he welcomed the growing realisation in the US that a further drop in the dollar's value would be harmful.

with its trade imbalance by monetary manipulation." Mr Pöhl said it was encouraging that such views were now accepted in the US, citing this week's statement by Mr James Baker, US Treasury Secretary, that a further fall in the dollar would be counter-productive.



Karl Otto Pöhl: "rethinking has begun in America"

based on the fact that the reduction of currency account imbalances had made more progress in the last two years than most people realised. This applied to West Germany, as well as to the US and Japan.

Moscow to expand gold trading activities through Singapore

By David Dowell in Hong Kong

THE SOVIET Union is poised to expand its international gold trading operations, with plans to develop its activities in Singapore, through a local branch of the Moscow Narodny Bank and in other countries of south-east Asia, according to Mr Eugene Ulanov, head of the precious metals department of the Soviet Bank for Foreign Trade.

Mr Ulanov, who was addressing a two-day international conference in Hong Kong on gold, claimed that the Soviet Union aimed to be much less a forced seller of gold in the future. "The changes under way in the economic sphere in our country, as well as the policy directed at achieving grain self-sufficiency, enable us to assume that there will be more room for manoeuvre while deciding on what particu-

lar moment, and in what market conditions, we should sell gold." He gave no further details about the scale of Soviet gold production and sales, and on Moscow's policy on gold trading.

Two missing in Sidon

By Andrew Whitley in Jerusalem

FORMAL Middle East peace proposals were presented by Mr George Shultz, US Secretary of State, to the Israeli Government in Jerusalem yesterday. He later departed to discuss them with the Syrian regime in Damascus and was then due to fly to Cairo.

Shultz presents peace proposals

By Andrew Whitley in Jerusalem

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Bush sees momentum building for key voting

By Stewart Fleming in Columbia, South Carolina

MR GEORGE BUSH, the US Vice President, is confident that if he wins the Republican South Carolina primary here today by a wide margin, it will give him the political momentum to carry him to victory in the 17 state primaries and caucuses next Tuesday.

Ershad poll victory

By John Wyles in Rome

THE BELIEF that Italy will face a special package of budget cuts and revenue increases later in the year has been reinforced by Mr Giuliano Amato, the Treasury Minister, who has produced a government deficit forecast for 1988 far worse than any previously offered.

Italy faces budget austerity

By John Wyles in Rome

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Mr Orzal (left) with Mr Papandreu pictured in Brussels

Hard line by Botha

By William Dawkins in Brussels

THE South African Government yesterday outlined what it said was a new tough policy of disregarding criticism from other countries.

Mexico's debt swap offer brings mixed results

By Andrew Fisher in Frankfurt

IT WAS certainly not all that Mexico had hoped. Only 95 out of more than 500 creditor banks will be proud owners of bonds to be issued in return of its innovative debt exchange offer.

Everyone involved is accentuating the positive aspects of the outcome, reports Alexander Nicol.

bankers believe the very thin trading in that market, mostly related to debt/equity and other swaps, means prices are not true indications of value. Even if they are prepared to forego debt at all, virtually none are prepared to do so to such an extent.

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Greece and Turkey agree fresh conciliatory moves

By William Dawkins in Brussels

GREECE and Turkey yesterday agreed fresh moves to improve their rapprochement after their landmark accord last month on patching up their historic differences.

S Africa sales halted

By William Dawkins in Brussels

SEVERAL Japanese electronics groups, including Pioneer, NEC and Fujitsu, are to end sales to South Africa following a Japanese government request for companies to limit their activities there, AP reports from Tokyo.

revival, needed because of Greece's entry to the EC in 1981, in human rights grounds. Athens's change of heart gives a lift to Ankara's application, lodged last April, to join the EC. He recognised there was still a long way to go before Turkey become a Community member.

Christopher Bobinski looks at proposals to tackle unrest Reunite Armenians, says Medvedev

By Andrew Fisher in Frankfurt

THE SOVIET authorities should implement policies for a radical improvement in the cultural rights of Armenians in the disputed Nagorno-Karabakh district of Nagorno-Karabakh, and set a fixed date within two or three years for the return of the area to Armenia, according to Mr Roy Medvedev, the independent historian, speaking in a recent interview in Moscow.

city of Sumgait last Sunday which was reported to have claimed 31 lives. Mr Medvedev, however, draws a distinction between Transcaucasia and the Baltic republics, which have also seen some unrest recently.

This was an important development, Mr Medvedev notes. Mr Gorbachev saw the representatives of the Armenian nation and not Mr Karen Demircryan, the Communist Party first secretary.

But Gorbachev doesn't hide the fact that he is no expert on the nationalities problem," Mr Medvedev says, noting that when the Crimean Tatar question came up recently it was left to Mr Andrei Gromyko, now the head of state, to deal with it.

As he left, Mr Diego Cordovez, the UN mediator, confirmed that agreement between Pakistan and Afghanistan on whether to sign an accord negotiated in Geneva on the withdrawal of Soviet troops from Afghanistan.

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LEGAL SHORT NOTICE PUBLIC AUCTION FINAL ABSOLUTE DISPOSAL ACTING ON INSTRUCTIONS FROM A U.S. CONSIGNEE, AN ENTIRE SHIPMENT WITH A MANIFEST OF HUNDREDS OF SELECTED HIGH VALUE GUARANTEED AUTHENTIC CONTEMPORARY, OLD, AND ANTIQUE PIECES IRANIAN & PERSIAN CARPETS & RUGS WHICH WERE AWAITING SHIPMENT ON AMERICA EXPRESS; BILL OF LADING NO 250 29751, BOOKING NO T1082, TO HAVE SAILED ON 5TH NOVEMBER '87 BUT WAS WITHDRAWN DUE TO U.S. CUSTOMS EMBARGO OF IRANIAN GOODS EFFECTIVE 29TH OCTOBER '87 AUCTIONEERS NOTE The rugs and carpets being offered are high value pieces selected out of the above consignment in the hope that the termination of the embargo was in sight. As this did not occur we have now received instructions to clear all remaining pieces at nominal or no reserve. Last and final sale.

African economic reform fights 'spirit of despair'

BY VICTOR MALLEY IN KHARTOUM

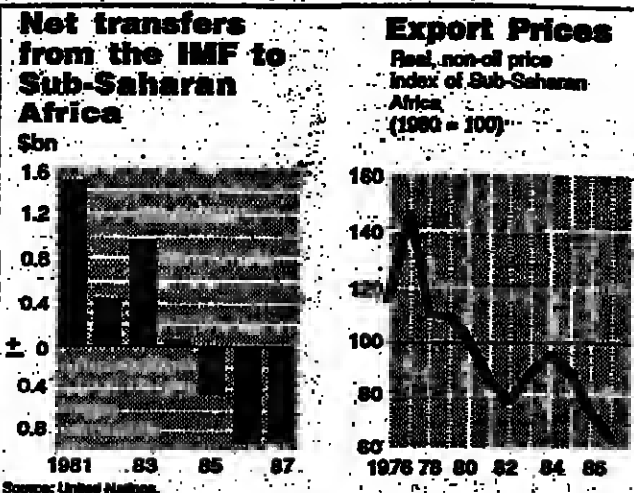
"ALMOST all of sub-Saharan Africa is now suffering from import strangulation. Machinery is breaking down for want of spare parts, development programmes are under threat. Social services, including health and educational facilities, are in disrepair. A spirit of despair pervades the continent."

These gloomy words are from Sir Douglas Wase, former Permanent Secretary of the UK Treasury, in a recent report to the UN on financing African economic recovery. They set the scene for the UN conference on Africa in Khartoum this weekend.

The meeting will address the question of whether Africa's obligations under the adjustment programmes - inspired by Western economic theories and funded largely by the World Bank and the International Monetary Fund - alleviate or increase poverty and suffering.

Even the most severe critics of African economic policy accept that the continent has been extraordinarily unlucky. Just as African governments began to change their ways, their terms of trade deteriorated sharply as commodity prices fell.

African leaders and organisations such as the UN have watched despairingly as donors have wavered in helping Africa, as the continent most needs help. The report by Sir Douglas and 12 other financial experts said sub-Saharan Africa needed at least \$5bn a year in extra resources to



overcome the effects of lower commodity prices, a decline in capital inflows and a huge debt burden. For many Africans the IMF and its austerity measures have become synonymous with bread riots, cuts in social services and the evils of capitalism. To some extent this is a matter of political convenience - it is easier to blame outsiders for past incompetence. However, even the IMF has recognised the difficulties of trying to reform economies in a mere three years and is now providing easier finance over a longer period. Zambia is a case in point. A combination of over-optimistic IMF forecasts of the copper price, a lack of government willpower and ability, unpayable IMF arrears and food riots after subsidies to consumers were lifted, has persuaded President Kenneth Kaunda to break away from the fund. Some donors believe he has merely delayed the day when Zambia has to make economic reforms. Other countries - including Ghana, Somalia, Mozambique and Zaire - are going through similar agonies. This dilemma will provide one of the main themes of the Khartoum conference.

Japanese surplus falls

THE downward trend in Japan's current account surplus is likely to continue over the next two years, economists said yesterday, Reuter writes from Tokyo.

Japan's current account came to a \$3.515bn surplus in January, down from \$4.84bn in the same month in 1987, according to a government announcement yesterday. In December, the surplus was \$3.44bn.

"A rapidly growing deficit in trade of services is helping drive the current account surplus down," said Mr Soichiro Akahane, economist for the Bank of Tokyo.

Japan's balance in travel services is the big reason, Mr Akahane said. "More and more Japanese are going abroad because the strong yen allows them to travel for less money."

Last year Japan's trade in travel services was in deficit by \$8.7bn, compared with a \$5.8bn shortfall in 1985, he said. "Imports of goods are now increasing rapidly and Japanese are paying more fees to foreign shipping companies."

Imports in January surged 38.8 per cent to \$12.42bn, while exports grew 16.1 per cent to \$17bn. That put the trade surplus in January at \$4.84bn. The trade surplus had been \$5.76bn in January a year earlier and \$10.06bn in December 1987.

Car imports rise by 39.4%

FOREIGN car sales in Japan rose 39.4 per cent from a year earlier to 8,212 in February, marking the 50th straight monthly year-on-year rise, an official of the Japan Automobile Importers Association said, Reuter writes from Tokyo.

The February figure compares with 5,957 in January, when sales rose 42.9 per cent from a year earlier.

Sales of cars equipped with engines larger than 2,000cc rose 36.5 per cent from a year earlier to 3,338, helped by a shift in consumer demand to luxury cars, while sales of imports with engines smaller than 2,000cc rose 41.7 per cent to 4,874, the official said.

Kevin Brown looks at the year since the disaster off Zeebrugge

Anniversary of ferry tragedy unites bitter opponents in grief for dead

IN THE Indian Ocean a rusty, orange-and-white passenger-ship called *Finnstar Range* is being towed slowly to its resting place in a 'Taiwan breakers' yard.

The ship last sailed under its own power a year ago tomorrow on a short crossing from Zeebrugge to Dover. The name on the side then was *Herald of Free Enterprise*. For 193 passengers and crew it was the last voyage of their lives.

On the disaster's anniversary, it still seems incredible and bizarre that the ship sailed with its bow-doors open, in spite of the findings of the public inquiry, chaired by Mr Justice Sheehan, which blamed master, chief officer and assistant bosun.

The judge said the underlying faults lay with the management of Townsend Car Ferries, which owned the ship, but concluded, to the astonishment of many, that no laws were broken.

Peninsular and Oriental Steam Navigation, which acquired Townsend just before the accident, quickly replaced the company's entire management and rushed through a comprehensive shake-up of operating procedures.

However, after a coroner's jury returned verdicts of unlawful killing on most of the dead, the Director of Public Prosecutions asked Kent Police to investigate whether Townsend and its managers could be held responsible.

The results of the police inquiry have yet to be disclosed, as has the report of Judge Arthur d'Hoest, the official investigating possible breaches of Belgian law. It is unclear whether any charges will be brought but some court action is likely, the Herald Families Association, advised by Sir David Napley the solicitor, has said a private prosecution will be brought if the DPP fails to act.

Meanwhile, the attention of many of the survivors and relatives of the dead has focused on compensation offered by P & O.

About 200 claims relating to passengers have been settled on the basis of a framework offering between 25,000 and more than 210,000. About a third of claimants is thought to be seeking higher settlements.

Payments of between 250,000 and 150,000 have been made under a separate arrangement with 22 seamen's families. Maritime unions are still negotiating on behalf of a further 16



Tragic ship: management says safety argument is a red herring in current mauling level row

officers and crew who died, and of 35 survivors.

Lawyers say the relatively generous compensation framework negotiated with P & O exposes the inadequacy of existing law under which some relatives failed to qualify for any payments.

"There is no doubt that bereaved relatives, especially those caught up in the aftermath of large-scale disasters, feel strongly that this aspect of the law on compensation is insulting," said Mr Michael Napier, chairman of the Herald lawyers' steering committee.

"He said Parliament should consider legislating for US-style punitive damages and for recognition of the stress experienced by otherwise-unharmed survivors who at present are not entitled to compensation.

holes which allowed the *Herald's* crew to forget to shut the doors without breaking the law.

Safety measures on the list include door warning-lights on the bridge; television monitoring; statutory procedures for entering and leaving harbour; supplementary emergency lighting; and airline-style boarding-cards to avoid confusion over the number and identity of passengers.

Ferry owners have questioned the scope of some requirements, such as the need for loading-and-stability computers on small coastal ferries like those serving Scottish islands.

There are also practical problems. The Sheehan report drew attention to the need for operators to know the weight of lorries on board but there are not enough weighbridges in ports to tell them.

The legislative jigsaw will be complete early next month when the Merchant Shipping Bill is expected to become law.

This will require companies to appoint a designated manager to share with the master responsibility for safe operation. Both will face up to two years in prison, or unlimited fines, for breaches of the law.

Ferry owners say the costs of complying with the revised rules will be relatively small. However, they could face a bill of about 57m to 12m if the Government decides that ships built before stability standards were revised in 1980 must be modified.

Sadly, Dover's maritime community is bitterly divided by a strike of P & O seamen against proposed cuts in the number of crews employed to man each ship.

Maritime unions, backed by Labour MPs, have linked the dispute to the Herald by claiming P & O's proposals would make overworked crews vulnerable to another tragedy.

The company, which says the cuts are necessary if it is to compete with the proposed Channel Tunnel, says its proposals would not affect crew sizes, it says there is no evidence that manning levels were a factor at Zeebrugge.

P & O has postponed a threat to dismiss the strikers but claims the safety argument is a red herring. Both sides will be united in grief for the dead tomorrow but the goodwill engendered by the anniversary seems unlikely to last for long.

Neutral budget for Singapore

BY ROGER MATTHEWS IN SINGAPORE

THE THREAT of a possible slowdown in the growth of the Singaporean economy during the second half of this year led Dr Richard Hu, Finance Minister, to announce yesterday a neutral budget yesterday that retained virtually all the cost-cutting and fiscal incentives introduced in 1986.

The renewed buoyancy of the economy was underlined by an 8.8 per cent growth rate in the final quarter showing an annualised rate of increase close to 11 per cent. All leading sectors, except construction, performed well. Manufacturing showed a 17 per cent increase.

Total non-oil exports had soared by 36 per cent and new

investment commitments were up 21 per cent to the targeted figure of \$81.7bn (\$477m). Unemployment had fallen from 4.5 per cent to 2.8 per cent during the year.

Dr Hu said that this performance emphasised that Singapore was again fully competitive with the other newly industrialising countries of Asia. He warned, however, that temporary concessions would have to be adjusted, but only when the economic situation warranted.

So the minister proposed no changes to corporate or personal taxes. However, in response to the growing demand for foreign labour, Dr Hu announced an increase in the employees' levy

from \$5140 to \$5170 a month, except for those in the construction, industry or employing domestic servants.

Although the tax cuts announced in 1986 had reduced government revenue, careful spending policies had avoided a budget deficit, the minister said.

To assist the development of the capital market, he announced the abolition of stamp duty for transactions in non-Singaporean stocks or shares in line with other financial centres.

The only section of the community to suffer was that of smokers. Import duty on cigarettes will be set at \$875 a kilo, a rise of 285, and excise duty will go up by \$82 to \$945.

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UK NEWS

Thatcher repulses Labour jibes over Nato

BY IVOR OWEN

MRS MARGARET THATCHER, the Prime Minister, gave a display of withering political fire-power yesterday in the Commons, where she scornfully repulsed Labour attempts to ridicule her claim of having assured Nato a modernised nuclear armory.

Mr Neil Kinnock, the Labour leader, who contended she had failed to "get what she wanted" at the Brussels Nato summit, was the prime target of Mrs Thatcher's ripostes delivered at high speed in shoot-from-the-hip style. At one point she accused Mr Kinnock and his supporters of having "no memory, no stomach, no spine and no guts".

This charge, rounding off the Prime Minister's assertion that under Mr Kinnock's leadership Labour had forgotten the lessons of the past and adopted the unilateralist policy of the Campaign for Nuclear Disarmament, clearly infuriated him.

The Labour leader had argued that the ambiguity of the summit communiqué on modernisation, which the Prime Minister had intended as a guise for a multiplication of nuclear weapons, amounted to "semantic anarchy". To cheers from the Labour benches, Mr Kinnock maintained that the pressures Mrs Thatcher wanted to exert under the pretext of modernisation would have placed new impediments in the way of changes Mr Gorbachev was trying to achieve in the Soviet Union.

Mrs Thatcher, subjected to persistent barracking by some Labour MPs as soon as she began her statement on the Nato summit, emphasised that Mr Kinnock and his colleagues were "totally out of step" with Mr Francois Mitterrand, the Socialist President of France, and the rest of Europe's left-wing.

Encouraged by government cheers, the Prime Minister insisted that she had got "precisely" what she wanted at the summit. She said everyone had accepted that Nato's nuclear forces needed modernisation.

Mrs Thatcher dismissed Mr Kinnock's views as "claptrap" and emphasised that the commu-



Kinnock: infuriated. Ashdown: "wiser heads." Thatcher: scornful

nique had been negotiated in English and "so it is the English which is the clear version." She went out of her way to praise "our French friends" and was optimistic about agreements for British forces to use French ports in future Nato exercises.

Mrs Thatcher also strongly underlined the differences between the newly-launched Social and Liberal Democratic Party and their former partners who were trying to preserve the

SDP as a separate entity. Replying to Mr Paddy Ashdown, MP for Yeovil and spokesman of the new party who said "wiser heads" in Nato had forced the Prime Minister away from unilaterally seeking to increase the number of nuclear weapons, she argued that neither he nor the new grouping was in favour of Britain having strong defences based on a deterrent, because they had no policy at all.

Dr David Owen, leader of the continuing SDP, emphasised that his party supported a British nuclear deterrent and urged as a confidence-building measure, consideration of creating a European corridor free from short-range nuclear weapons.

Mrs Thatcher noted that Dr Owen's consistent support had - when he was in alliance with the Liberals - stopped short of agreement to replacing the Polaris submarine forces with Trident. The effect, she said, would have been to render Britain's deterrent obsolete.

Mr Eric Heffer, Labour MP for Liverpool Walton, highlighted Mrs Thatcher's dominance by expressing delight that she had not her "own entire way" at the Nato summit.

destroyed since the Tories returned to power in 1979. He called for an industrial strategy which, while avoiding the indicative planning tried by past Labour governments, showed the way to the future.

He said action was needed to stimulate long-term investment and to reverse regional imbalance, particularly south-east England's growing dominance.

Mr John Butcher, Under Secretary for Trade and Industry, said government policies had revitalised the economy from the recession inherited in 1979 when, in soccer terms, the danger of relegation loomed.

He said a midtable position had now been reached and we now have to decide whether to go for the championship.

Mr Hugh Dykes, Tory MP for Harrow East, criticised government proposals for privatising the electricity supply industry.

He said: "To tamper with an enormously successful and carefully built up entity, namely the Central Electricity Generating Board, so lightly is silly."

Enterprise Oil outlook brightened by a flare

By Steven Butler

THE SIGHT of a big yellow flare atop the Dundee Kingsnorth, a semi-submersible drilling rig in the North Sea, yesterday sent the share price of Enterprise Oil rocketing skyward.

Enterprise, the independent exploration and production company, is operating the rig on block 22/11 of the North Sea, about 10 miles south-east of the giant Forties field, from where the flare could be clearly seen.

It offers the first evidence that Enterprise has found oil beneath the seabed. Yet a flare above a drilling derrick, which all companies have been known to light just to keep everybody guessing, will not quell the enormous speculation that has surrounded this particular drilling project.

In early December, Enterprise surprised the oil community with the announcement that it had assessed a 100 per cent interest in the exploration acreage through a package of asset swaps, and taken on a risk few independents would dare.

"We're not yet in a position to make a sensible statement," explained an Enterprise official, excitedly awaiting definitive test results from the well.

Enterprise has been slightly embarrassed by all the attention. Enthusiastic speculation had suggested it was likely to find as many as several hundred million barrels of oil, without any solid evidence.

The company has grown worried that a failure to come up with a big find could send its share price plummeting as fast as it went up yesterday, though the company is big enough to withstand a few dry holes, which are the normal result of test drilling.

This week, the final phase of testing the second of the wells drilled at the site began. The well would be opened up and the flowing oil burned off, creating a flare. The flare in this case was not a rumour.

The rate at which the oil flows is used to estimate the size of the reservoir and to assess the attractiveness of further appraisal drilling.

However, before the company could complete the flow test, the winds whipped up the North Sea. With huge waves heaving the Dundee Kingsnorth up and down, Enterprise had to pull its gear out of the hole and wait for better weather.

Core samples from the wells had shown the presence of hydrocarbons, but were ambiguous about how deep, and therefore how large the reservoir of oil was. Electronic probes proved more encouraging, but it will be the flow test that provides a definitive answer.

Enterprise plans to go ahead as soon as the heavy seas subside. It will break with usual procedure and announce flow test results from one hole before it conducts the same test on the second hole. That could mean an announcement next week - weather permitting.

Enterprise Oil shares closed up 18p at 315p.

Crash has 'no effect' on price of houses

BY RICHARD WATERS

HOUSE PRICES rose sharply last month, providing extra evidence that the stock market crash has had little effect on demand. The rise also casts doubt on predictions that house price inflation would decrease this year.

The indication of the size of the increase in prices comes from the Halifax, Britain's largest building society. Its monthly index shows that in the year to the end of February, prices across the country were up by 15.9 per cent compared with 15.3 per cent at the end of last year.

This means that the average house at 250,300 has passed the 550,000 barrier for the first time.

Although an increase is usual at this time of year, its scale is "particularly marked." In the last three months, for instance, prices have increased by 3.3 per cent, significantly more than the 2.7 per cent of the same period last year.

The Halifax has predicted price increases of about 15 per cent for this year. This compares with the more pessimistic 10 per cent to 12 per cent expected by other societies. The Halifax Centre recently said that London prices could fall to as little as 6.7 per cent.

An increase in price inflation is reported in most areas of the country. East Anglia experienced the most dramatic growth with the price of houses going up 40 per cent on average.

In the Midlands, prices are said to be rising faster than the 14 per cent 15 per cent reported at the start of the year, while all northern districts have seen "some slight strengthening." But the rate of growth in the north is still well below the national average.

The fact that many would-be first-time buyers cannot afford to get onto the housing ladder has kept down prices for those who can.

The average first-time buyer is paying 15.3 per cent more than a year ago compared with the 16.9 per cent more paid by other buyers. This represents an average price for first-time buyers of £88,400.

Housebuilding starts rose in January, the Environment Department said yesterday. It estimated provisionally that 171,100 homes were started in Britain compared with 12,900 in January 1987.

Completions totalled 16,500 compared with 14,300 in January last year. In the three months to the end of January, total starts were up 15 per cent.

with interest to about £10m, is being made in Isle of Man proceedings in which Gasco is claiming around £12m damages from SIB, alleging that the loan was called in prematurely.

Neither Mr Raper nor Mr Allen has been in court for the contempt hearing and the judge has been told that their lawyers do not know where they are.

On Wednesday, after being told by the liquidators' lawyers that Mr Raper was in England, the judge issued a warrant for his arrest. Mr Raper has not, however, been found.

Sir Nicolas said yesterday that Mr Allen was clearly "very much the underdog" and a "very minor fish" compared with Mr Raper.

The judge, who had been told by Mr David Ashton, counsel for the liquidators, that about £133m of the £26m had still to be recovered, said that the court was concerned to ensure that, if SIB succeeded in the Isle of Man litigation, there would be money against which it could enforce its judgment.

That would be produced if Mr Raper repaid the £13.3m. "To ensure that justice is done to SIB I would be prepared to stand over the final hearing of these contempt proceedings if - but only if - £13.3m were remitted into court in this country so as to secure SIB's rights."

If Mr Raper wished to take that up, "he has to produce the cash in this country."

The hearing continues on Monday.

Red Rose Radio board supports Oyston offer

BY RICHARD SHODDY

THE BATTLE for control of Red Rose Radio, the profitable Lancashire commercial radio group, has entered the final round.

Last week Mr Owen Oyston, the millionaire and former chairman, issued an offer document for all the shares at 135p, but advised shareholders not to accept because he had enough promises of support to give him control of the company.

The Red Rose board has issued its response, advising shareholders to accept the offer because it is such a good deal, even though it puts the final nail in their coffin.

The existing board, advised by N.M. Rothschild & Sons, the merchant bank, said the cash offer represents 30 times earnings per share of 4.5p and is high in relation to Red Rose profits and assets and the value of other quoted commercial radio stations.

With three exceptions, board members are accepting offers for shares totalling 77.5 per cent. They include, it is believed, Mr David Baker, managing director. Sir Frank Pearson, Red Rose president, in a letter to shareholders, recommended that they accept the offer "without hesitation" and said he intends to resign from the company.

The offer closes on March 15.

Prime Minister replies to critics of NHS funding

BY PETER RIDDELL, POLITICAL EDITOR

MRS MARGARET THATCHER yesterday counter-attacked strongly over recent criticisms of the Government's health service record by the cross-party Commons Social Services Committee, which have been taken up by the Labour leadership.

In a report last Tuesday, the committee, on which Conservative MPs have a majority, called for the injection of new resources into the NHS and the full funding by the Treasury of next month's pay award to nurses.

In a letter yesterday to Mr Neil Kinnock, the Labour leader, Mrs Thatcher dismissed a number of the committee's recommendations about the extent of the under-funding problem and seek-

ing a commitment to funding this year's pay awards. She argued that there is already provision in existing plans for a growth of over 2 per cent next year in the resources for health authorities sought by the committee.

Mrs Thatcher backed Mr John Moore, the Social Services Secretary, who has dismissed the committee's call for an additional £1bn to be made available over the next two years.

She said: "It is not derived from any of the committee's own analysis or that of witnesses: nor is there any analysis in the report to underpin the committee's suggestions as to the use to which such a sum might be put.

The main significance of these arguments is that they provide public embarrassment for the normally cohesive and loyalist Conservative Party, opening the way for allegations of extremism. The Young Conservatives, though in decline numerically for several years, still provide an important influx of local activists and future MPs for the party.

Mr Martin Woollacott, the mainstream candidate, beat Mr Andrew Tinney, who describes himself as the Thatcherite candidate, by 62 votes out of 472 cast, on 96 per cent turnout.

Last night, there were immediately charges and counter-charges. Mr Woollacott claimed that Mr Tinney's backers had indulged in high pressure campaign tactics including free drink receptions and extensive use of direct mailing. He said there needed to be a review of the constitution of the Young Conservatives to clarify who can vote and limiting expenses in elections.

By contrast, Mr Tinney alleged that malpractices in the conduct of the ballot invalidated the result. He said that as Conservatives, "we cannot condemn misconduct in trade union elections on one hand and tolerate just such practices in the party itself."

On the other hand, if British Coal kept existing capacity in that period, it would be unlikely to be able to meet its financial targets without further closures, the committee says.

It adds: "The committee, parliament and British Coal are surely entitled to request that the Government disclose its strategy for

Young Tory chairman elected

By Our Political Editor

A MAINSTREAM candidate last night won the chairmanship of the National Young Conservatives, to the relief of the party leadership, but amid mutual recrimination and allegations by both sides of irregular electoral practices.

The election has been a bitter fight between the mainstream existing leadership of the Young Conservatives and a free market right-wing group, some of whom were previously involved in the now disbanded Federation of Conservative Students and who criticise the Government over foreign policy, the extent of privatisation and the Anglo-Irish agreement.

He said, scoffing at the performance of Lord Young, Trade and Industry Secretary, that the minister's only response to the basic problems stemming from Britain having become a net importer of manufactured goods was to advertise.

Mr Ashdown said a fifth of Britain's industrial base had been

MR KEITH BEST, the former Conservative MP, was yesterday refused leave to appeal against his conviction of dishonestly making multiple applications for British Telecom shares.

Lord Lane, the Lord Chief Justice, said in the Court of Appeal that the Southwark Crown Court jury which last September found Mr Best guilty of attempted deception by a 10-2 majority had "not surprisingly" come to the conclusion that he had acted dishonestly. Any other conclusion would have been perverse, Lord Lane said.

Shortly after Mr Best's conviction, the Court of Appeal set

aside his four-month jail sentence, but increased his £3,000 fine to £4,500.

Mr Robin Simpson, QC, for Mr Best, argued that he had been "incredibly stupid" but not dishonest when he made six applications for a total of 99,000 BT shares in his own name and variations of it, using different addresses and bank accounts.

Lord Lane said that Mr Best's actions had quite clearly been an attempt to deceive.

Although it was not stated on the forms that only one application could be made, there were statements in both the mind prospectus and the prospectus.

Action on growing trade account deficit urged

BY IVOR OWEN

MR AUSTIN MITCHELL, a Labour spokesman, urged the Government to take practical steps to deal with the UK trading account's growing deficit, in the Commons yesterday.

He joined Mr Paddy Ashdown, Social and Liberal Democrat MP for Yeovil, to complain.

They said the Trade and Industry Department had devoted more effort to the public relations campaign promoting its recent so-called enterprise initiative than to the economy's real problems.

Mr Mitchell criticised the spending of £2m on the advertising campaign supporting the enterprise initiative. He called the white paper announcing it half-baked and inadequate.

He said, scoffing at the performance of Lord Young, Trade and Industry Secretary, that the minister's only response to the basic problems stemming from Britain having become a net importer of manufactured goods was to advertise.

Mr Ashdown said a fifth of Britain's industrial base had been

destroyed since the Tories returned to power in 1979.

He called for an industrial strategy which, while avoiding the indicative planning tried by past Labour governments, showed the way to the future.

He said action was needed to stimulate long-term investment and to reverse regional imbalance, particularly south-east England's growing dominance.

Mr John Butcher, Under Secretary for Trade and Industry, said government policies had revitalised the economy from the recession inherited in 1979 when, in soccer terms, the danger of relegation loomed.

He said a midtable position had now been reached and we now have to decide whether to go for the championship.

Mr Hugh Dykes, Tory MP for Harrow East, criticised government proposals for privatising the electricity supply industry.

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Shut pits or boost coal subsidies, say MPs

BY MAX WILKINSON, RESOURCES EDITOR

THE GOVERNMENT must make a choice between more subsidies to the coal industry or pit closures when electricity is privatised, an all-party committee of MPs said yesterday.

In a report on coal industry subsidies, the Commons energy committee warns that coal will face a new competitive climate when electricity moves into private ownership.

"This climate may lead to more closures in the period up to 1992 unless productivity from existing pits improves with sufficient rapidity to allow British Coal to sell to privatised electricity generators at more competitive prices," the committee says.

On the other hand, if British Coal kept existing capacity in that period, it would be unlikely to be able to meet its financial targets without further closures, the committee says.

It adds: "The committee, parliament and British Coal are surely entitled to request that the Government disclose its strategy for

the industry. After all, the Government has laid down a clear strategy for the non-fossil component of electricity supply."

The report followed a brief inquiry into the Government's Supplementary Estimate for 216.2m of additional grants to the coal industry for 1987-88.

It criticises the failure of British Coal and the Department of Energy to be more accurate in predicting British Coal's cash needs in advance. The January Public Expenditure White Paper

estimated that British Coal's loss before deficit grant would be £106m in 1987-88. However in February it increased the figure to "significantly more than £200m."

The total deficit grant for the year is £414m. This is higher than the estimated loss because of the Treasury's practice of paying money on an accruals basis to meet cash-flow needs.

Spring Supplementary Estimate: assistance to the coal industry. Report by the Energy Committee. HMSO, 24.7p.

Car sales in February rise to record level

BY KEVIN DONE, MOTOR INDUSTRY CORRESPONDENT

CAR SALES in the UK reached a record level last month with a rise of 7.42 per cent.

The share of UK-produced cars fell sharply, however, because Ford, the UK market leader, was forced to increase imports from its continental plants in order to make up for production which was lost in the UK through industrial action.

New car sales in February totalled 181,172, compared with 168,658 in February last year, according to figures released by the Society of Motor Manufacturers and Traders.

With the exception of December, monthly new car registrations have been at a record level, every month since August.

For the first two months of the year, new car registrations were 10 per cent higher than a year earlier at 376,654, following a record year for UK sales in 1987 when registrations exceeded 2m units for the first time.

The share of imports rose to 53.67 per cent in February from 49.06 per cent a year ago, reflecting Ford's moves to bring

30,000 vehicles during the two-week stoppage.

In February, its market share was marginally lower at 26.85 per cent, compared with 27 per cent a year earlier.

Registrations of UK-produced Fords dropped by 15.2 per cent in February to 27,507, while sales of imported Fords rose by 57 per

cent to 20,660, from 13,068.

The other big gain in the UK new car market in February were made by Nissan and Citroen.

However, the Rover Group, which is currently the object of takeover negotiations by British Aerospace, experienced a further loss of market share in spite of a small increase in volume.

Sale Tilney RECORD PROFITS AND EARNINGS. Year to November 1987 1986 Increase. Subject to Final Audit £900 £800. Profit on ordinary activities before taxation 7,329 5,169 +42%. Earnings per share (net) 21.1p 19.2p +10%. RECORD DIVIDEND. Payment of a final dividend of 6.0p per share is being recommended on the ordinary share capital. FUTURE PROSPECTS. "I would emphasise the sound financial position of your company as we move forward into more uncertain times. I have every confidence that we will acquire ourselves well in the current year, even though the markets in which some of our divisions operate are, for the moment, less buoyant."

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UK NEWS

Steven Butler looks at taxation of unleaded petrol in a Budget series

Chancellor urged to take lead on fuel of the future

NIGEL LAWSON, Chancellor of the Exchequer, can be grateful that he has at least one easy choice on his tax agenda for this year's Budget message - the introduction of a wider excise tax differential that would make unleaded petrol less expensive at the pump.

It ought to be easy because the measure is supported across the spectrum, from environmental groups to the oil industry. Even government revenues need not be affected significantly if the adjustment is set properly.

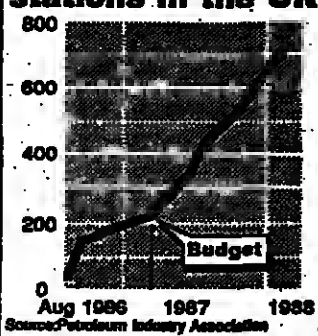
Environmental groups want to eliminate the biggest source of poisonous atmospheric lead. Some 2,000 tons of lead enters the atmosphere annually from car emissions in the UK, although this figure is about a quarter of the level a decade ago, before government regulations reduced the use of lead additives.

Lead compounds improve engine performance by reducing engine knock and allowing for higher compression ratios, thus yielding greater power and efficiency.

In spite of these benefits, the oil industry has accepted the inevitability of the transition to unleaded fuels, and is seeking the most economic means to accomplish this. The motor industry also appears to have dropped opposition to the leaded petrol. But that has not been enough to encourage more than token sales of the product.

The oil industry appears ready for rapid increase in unleaded petrol consumption. About 2400m

Unleaded petrol stations in the UK



Source: Petroleum Industry Association

handled about. These figures are not particularly meaningful, however, since this is a trial period prior to high volume sales of a new product.

This year the Petroleum Industry Association on behalf of the industry is asking the Government to speed the transition to unleaded fuel by lowering the excise tax, which could be compensated for by a commensurate rise in the tax on unleaded petrol.

Last year, Mr Lawson took a first step when he introduced a 5p-a-gallon cut in the tax on unleaded petrol. The result at the pump was to lower the price of unleaded to a point equal to or below that of leaded petrol.

But that has not been enough to encourage more than token sales of the product. The PIA believes a much larger differential, which, as in West Germany, could gradually come down, would be needed to provide an incentive to encourage rapid adoption of the new fuel.

West German consumption of unleaded did not grow quickly until the tax differential was increased from about 7p to 12.5p. The differential in the first half of 1987 was 10.5p, when unleaded petrol sales accounted for about 22 per cent of the market.

The differential will be eliminated in 1990, when unleaded sales could account for half of petrol sales.

The Petrol Retailers Association has called for a 30p differential on the tax. This would be enough to compensate for the lower performance of unleaded, the cost of adjustments to the engine that many cars would require, and to add an incentive as well.

No one believes, however, that a price differential alone is enough. Many cars on the road would sustain serious cylinder valve damage if run on unleaded for the absence of lead, and others would require internal adjustments.

Confusion over the issue was amply demonstrated in the results of a survey by Jet Petrol, the Conoco subsidiary. Jet found that more than half of motorists did not know which cars could take unleaded and, more alarming, 36 per cent of dealer's staff did not know.

Jet, incidentally, does not yet market unleaded in the UK, although it has introduced unleaded refuelling capacity. "We have a big educational problem," admits Mr Berwick. "The education of the motorist is just as vital as the fiscal incentives."

Mr Berwick believes the problem can be exaggerated since most motorists would only have to check charts at petrol stations just once for their own car. About 10 per cent of cars on the road at the end of 1987 could use either leaded or unleaded petrol, while 15 per cent could be easily returned to use unleaded.

ment of the 1982 Finance Act to permit a 25 per cent annual writing-down allowance on equipment for export owned by a UK leasing company. At the moment the allowance is 10 per cent.

The association wants amend-

EMPLOYMENT

Sogat claims historic deal for women in printing

By Philip Barrett, Labour Editor

LEADERS of the print union Sogat '83 are claiming a breakthrough in conditions for women with a 6.6 per cent pay deal they are recommending for acceptance by employees in the general printing industry.

Sogat said the agreement, covering about 90,000 printing employees directly or indirectly, included provisions for women in two areas. Women make up about one-third of the employees affected by the provisions of the deal.

First, the union said it had secured its claim for cancer screening facilities for women. All female employees covered by the agreement with the British Printing Industries Federation will be entitled to on-site breast and cervical cancer screening facilities during working hours, or time off with pay for these arrangements.

Second, the agreement includes a joint statement of guidance on equal pay, which says men and women have the right to be treated equally on the same criteria and to be paid the same rate where they meet it.

Sogat sees this as a step towards securing an industry-wide equal pay for equal value agreement, rather than fighting a series of cases through industrial tribunals.

Miss Brenda Dean, Sogat general secretary, said: "We now believe Sogat leads the way on national agreements covering cancer screening for women." She described the screening provision as "an important landmark in the history of trade union negotiation."

The deal, which will be put to a ballot of the union's members in the printing industry, gives weekly increases for adults of 57.06 to 57.97, and sets a minimum earnings level of £119.54 in the provinces and £126.10 in London.

Other provisions include a further day's holiday and bereavement leave, and a requirement on printing companies to encourage sick pay schemes at home level.

Civil service union leaders are encouraging all their members to sign a petition requesting the Government to introduce for all women civil servants the free provision of work-based cancer screening facilities and education.

Call for minimum pay to match needs of part-timers

BY JOHN GAPPER, LABOUR STAFF

WAGES councils should set minimum pay rates matching the needs of part-time employees living in the least costly parts of the country and who are not the family's main earner, according to employers in the cafe and restaurant industry.

The argument, made in a submission to the Unlicensed Place of Refreshment Wages Council, follows protests by retail employees at the level of wages council settlements. It was described by the GMB general union as outrageous.

The UPR wages council provisionally raised the minimum wage for 115,000 workers by 4.5 per cent after hearing the employers' argument that it was no longer responsible for maintaining "reasonable standards of remuneration."

The Confederation of British Industry is consulting its members over whether they support the 26 wages councils, which set minimum wage rates for employees over the age of 21, following protests by some retail employees.

However, the UPR wages council argument may be adopted by other employers worried that councils have not fully adjusted to the 1986 Wages Act, limiting them to setting minimum pay rates and maximum employee accommodation charges.

The UPR employers' side said it was "dismayed and extremely concerned" by a "grossly excessive" workers' claim for increases in the minimum hourly rate from £2.10 to £2.50 and in the overtime rate from £3.15 to £5.25. The council's role was to set pay rates appropriate to "a part-time employee who is not the main breadwinner of the family and is working in the lowest cost area of Great Britain," it said.

It said the claim would have "a disastrous effect on the future of the industry" and instead suggested that the hourly rate should be set at £2.19. It was eventually set at £2.20, with an overtime rate at £3.30.

Mr Colin Forbes, leader of the employers' side, said he thought the independent members of the wages council had accepted the argument that the rate was intended as "a safety net rather than the going rate."

Mr Mick Fisher, GMB national officer for hotel and catering, said the employers' argument implied the pay of workers in the sector could safely be restricted because many were women working part-time.

The GMB has accepted a 4.5 per cent minimum rise for about 400 permanent staff at Butlin's holiday camp, after a ballot produced only a narrow majority in favour of taking industrial action to resist it.

made it perfectly clear since the beginning of February that the company has made its final offer so we were surprised to hear that the unions were asking for more money."

For its part, the management had suggested a second ballot of their members to determine the level of support for the strike, but the unions rejected the idea.

The company said it was becoming increasingly likely that it would have to reduce the size of its offer as the strike went on. "The dispute is damaging the company and reducing our ability to pay it."

British Rail's eastern region services to and from London's Liverpool Street are expected to return to normal today following a 24-hour strike yesterday by train drivers over a regrading and safety dispute, which caused severe disruption to services.

Land Rover said yesterday that the unions had asked for part of the weekly attendance to be consolidated into basic pay during the Acaas holiday. They also asked for a higher increase in basic rates in the second year of the deal.

The company said: "We have continuous retraining, it says. Mr John Cope, the Employment Minister, criticised companies which had not developed coherent training programmes. He said surprisingly few employees were taking skill shortages with training programmes.

He said: "Just as the Government has adopted policies to give the unemployed and the young the skills they need for jobs, company policy must now respond to the growing demand for skills."

IDS Study 405, Retraining. Available on subscription from IDS, 193 St John's Street, London EC1V 4JS.

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Jobless 'will work or lose benefit'

By Cw Labour Editor

THE GOVERNMENT will introduce in the UK the American workfare system, which compels the unemployed to work or lose benefit, according to Mr Michael Heseltine, former Cabinet minister and a possible contender for the Conservative Party leadership.

Mr Heseltine's remarks, made on LWT's The London Programme last night, run directly counter to assurances given by current Cabinet ministers, including Mr Norman Fowler, Employment Secretary, who returned this week from a visit to the US looking at American employment and training practices such as workfare-style schemes.

Mr Heseltine said of workfare: "I think it will come to the advanced societies. If the unemployed say we want to opt out, we want to go and make no contribution, the system has to say, well, if that is your view, that's a free choice you're making - but don't expect us to pay you to do nothing when there are lots of valuable things we'd like you to do."

His statements are the furthest any senior Conservative figure has gone in support of workfare.

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THE WM COMPANY, Edinburgh,

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Mr Avrom Sheer, director of legal practices at Warwick University, has joined MACFARLANES as director of training.

Land Rover threat to reduce pay offer

BY RICHARD TOMKINS, MIDLANDS CORRESPONDENT

LAND ROVER'S management yesterday redoubled its efforts to break a two-week-old pay strike at its Birmingham production plant with a warning that its pay offer might be cut if industrial action continued.

The threat followed the breakdown of exploratory talks held yesterday morning under the auspices of the Advisory Conciliation and Arbitration Service at its offices in Birmingham.

Management and unions held separate meetings with Acaas officials, but neither side gave ground and the discussions ended in deadlock after three hours. No further talks are planned.

About 6,000 production workers have been on strike since the beginning of last week over a pay offer which the management says is worth 14 per cent over two years. The workers unions say the offer is worth only 8 per cent in new money over the period because it partly consolidates bonus payments already being received.

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Saturday March 5 1988

Challenge for Europe

"JOY SHALL be in heaven over one sinner that repenteth, more than over ninety and nine just persons, which need no repentance." That is the natural response to the statement this week by Mr James Baker, the US Treasury Secretary, in support of exchange rate stability and against any further fall in the value of the dollar.

The commitment of the US monetary authorities to stabilisation of the dollar was proved in the early part of January by their co-operation in executing the intervention by the central banks. None the less, Mr Baker's formal statement adds a valuable element. Since Mr Baker has often used the threat of dollar devaluation as a stick with which to beat his creditors, they will be pleased to see the cat laid aside.

The problem remains that US resistance is likely to prove temporary. The question is whether the voluntary private finance of the US external deficit can be found on the required scale. It could be found if the US were prepared to orient its monetary policy to that end, regardless of the domestic cost. But whatever the Secretary of the Treasury may say now that is most unlikely to remain the US priority in an election year. The intention to be good may not long outlast the temptation to revert to the old ways.

Mr Nigel Lawson and Mr Baker's grants to the Secretary of the Treasury management last September were not so much unsond as ill-timed. More immediately relevant is what Western Europe can do for itself. On this, there have recently been two interesting reports from the Centre for European Policy Studies in Brussels, one on the European Monetary System and the other entitled "Two-Handed Growth Strategy for Europe".

The latter report risks the remark that we feel safe in concluding that the political difficulties of co-ordinating policies at a world level are such that the effort may scarcely be worthwhile. Furthermore, "it would be futile to aim at finely-tuned co-ordination of economic policies between Europe, the US and Japan". We believe that Europe should assume responsibility for its own economic policies and regard itself as an autonomous economic entity.

This is a simple piece of unconventional wisdom. It is correct because, as the CEPS report shows, the European Community as a whole is quite closed enough to pursue an independent policy, provided that the policy is itself a sensible one.

Instead of complaints about the US one would like to see positive initiatives from the European countries. The two hands referred to in the CEPS paper are those of supply and demand. While lip-service is paid to supply, the authors convey the impression that demand matters most. The main recommendation being fiscal expansion in Germany, France and the UK, combined with exchange rate stability through the EMS.

Four points are worth making. The first is that the EC must build on the success of the EMS in stabilising exchange rates and reducing disparities in inflation among the member countries. The EMS has shown that exchange rate management can work if governments want it to. Secondly, as capital controls are removed within the EMS, it will become increasingly difficult to operate without greater interest rate flexibility than hitherto. The EMS is, therefore, likely to evolve towards permanently-fixed exchange rates among its members, which means that rates of inflation within the region must not merely converge, but become virtually identical.

Thirdly, the loss of monetary autonomy in all but one country means, in practice, that the Bundesbank controls European monetary policy. It is argued that the Bundesbank's policy imposes deflation on Europe, but this seems unlikely. The Bundesbank has provided price stability. Since it is quite unlikely that a conscious policy of inflation would bring greater growth to Western Europe in the longer term, the Bundesbank's credibility in monetary policy is a valuable asset, not one to be lightly cast aside.

Finally, the two-handed policy for the EC should focus on the use of fiscal policy for demand stimulus, especially in West Germany, with its huge excess supply of savings. Pace the authors of the CEPS report, the UK is in no position to risk further stimulus. Along with the fiscal stimulus, should vigorous efforts to liberalise the internal market, free external trade, especially agriculture, in the context of the Uruguay round of the Gatt, and remove obstacles to the functioning of markets within each economy.

What role should the UK play? It can at least commit itself to the EMS, the only game in town as far as exchange rate management is concerned. Meanwhile, the Europeans should welcome the repentant sinner across the Atlantic, but would be well advised not to hope for too much. When the EC has regained economic dynamism as well as exchange rate stability, true US dependence will be marked by an application from Mr Baker's successor for associate membership of the EMS.

Terry Dodsworth looks at BAE's existing businesses in the light of its proposed takeover of Rover Group

"WE CANNOT just go on rationalising our industry in this country. Business is about taking risks, about developing new products and adding value to those products. We shall be a force in both manufacturing and engineering, and more so than those companies that have been criticised recently for sitting on their cash."

After 48 hours of justifying one of the most radical restructuring moves to have been launched on British industry in decades, Professor Roland Smith, chairman of British Aerospace, is virtually word perfect. Big, affable, still relaxed enough to sip in the occasional professional criticism, he hammers home a simple message to explain BAE's extraordinary offer for the Rover car group: BAE is, he says, moving from a position of strength to broaden its asset base and give itself a deeper cushion against cyclical swings in any one sector. Those who cannot see the potential of Rover simply have not looked at its recent performance.

"We need a portfolio of businesses with sufficient balance to generate increasing earnings per share year by year," Prof Smith says. "We have businesses like space and communications which are on the frontiers of technology, but it is no good being on those frontiers if you don't have mature operations which are making profits. It's just like being a professor and not being able to make money out of that."

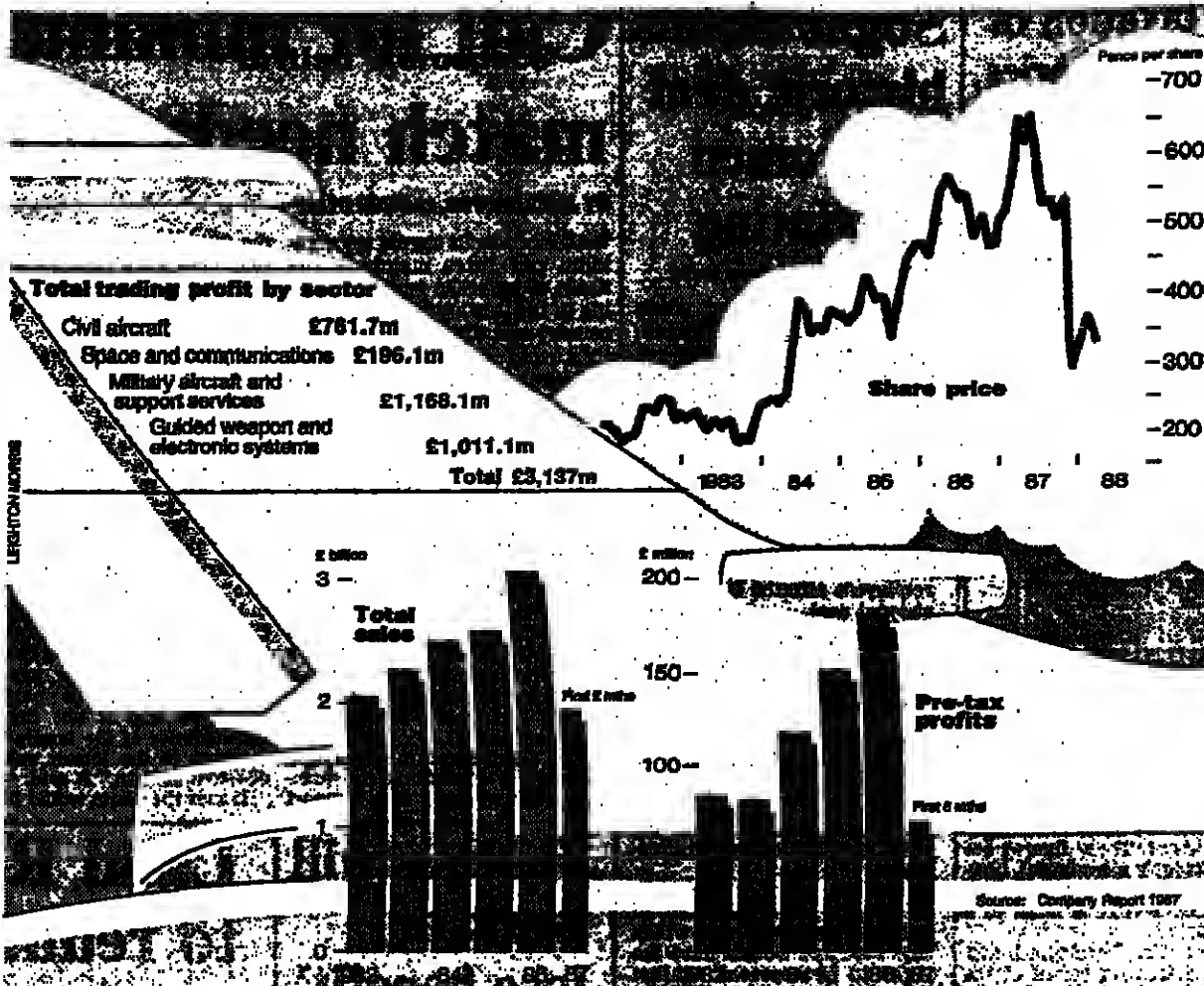
The concepts that led to the Rover decision predate Prof Smith's brief nine-month stint at the company by several years. They go back to 1976, when BAE, then in public ownership, concluded that its business had become too dependent on the defence sector. The outcome was a move back into civil aviation, after a 17-year gap, with the short-range 146 "quiet" regional jet.

BAE did not expect to make quick profits on re-entry to the civil market. Indeed, if one were looking for evidence in Britain of the kind of virtues that Europeans frequently find in Japanese industry - long-term thinking, willingness to take a risk on high technology and the determination to put cash to work - it would be hard to find a more apposite example than BAE. It may well be 1995, the company believes, before it makes any significant returns on its civil activities. By then, its production will be firmly based on the European Airbus range; BAE has a 20 per cent stake in the Airbus Industrie joint venture, and makes all the wings for its various aircraft.

The company has been able to afford this expensive long-term investment largely because its military business throws off plenty of cash. It has been helped by government loan-loss guarantees - it will receive £45m for its investment in the A330 and A340 airliners, for example - and also had a £175m rights issue in 1986, but the programme has essentially been underpinned by the profits flowing out of products such as the Tornado fighter-bomber, the Harrier vertical take-off fighter-bomber, the Hawk trainer and the Hawk ground-attack missile. This formidable array of weaponry undoubtedly accounted for the City's enthusiasm for the company until May of last year.

The plunge in the company's stock market valuation since then, a period in which the share price has been virtually halved from \$89 to \$60, says a lot about current perceptions both of the defence sector and the group's tricky shift towards a broader product base.

On the defence side, the period of strong growth in government expenditure, which marked the early 1980s, is now clearly over, while the authorities are moving away from cost-plus contracting methods which used to give a virtual guarantee of profit. "Defence spending is going down in real terms, and more funds are being diverted towards the navy," says Mr Gerald Ryles, an academic who has worked on several House of Commons Industry Committee enquiries.



The risks of taking a longer view

There is only one big new military aerospace project, the European Fighter Aircraft, under consideration at present, and this demonstrates the difficult nature of the new challenges facing BAE. The aircraft offers great potential for profits for companies that can capitalise on the requirements of its unique 600 aircraft programme. But for BAE it is far from a panacea. It will demand, for the first time, very high investment in new mass production techniques, while over half the value of the aircraft will be accounted for by electronic avionics equipment, an area in which BAE has a limited manufacturing presence.

Up to now, there has been little sign that these pressures are making much of a dent in BAE's military equipment business, although the picture will be clearer, within a few weeks, after the announcement of last year's figures. According to the 1986 accounts, it achieved operating returns of 16.7 per cent on both its military aircraft activities and its guided weapons and electronic systems division, which both generated trading profits of about £100m. But what analysts have been watching of late is not so much profits as the ability to generate cash.

Introduced by the Ministry of Defence may squeeze the amount of up-front money that is available, forcing military contractors to fund more of their projects from their own resources. Moreover, a large element of the inflow is in the form of advances on future deliveries, particularly the 25th Tornado order the company won in Saudi Arabia. These advances eventually slip out of the cash pile into work-in-progress and there is no certainty that they will be replenished by new orders.

At the same time, the move towards building up the civil operations may soon begin to act on the other side of the cash equation, sucking out funds into development projects. "My feeling is that this year the rate of inflow will fall and the rate of spending on working capital increase," says Mr Fiers Whitehead, an analyst at Robert Fleming. "The company has been talking about a big build-up in its civil aerospace commitment."

These questions in the City have recently been reinforced by another, more short-term anxiety - an expected collapse in profits for the 1987 financial year caused by the sharp fall in the dollar. The company has been hit by problems similar to those which recently sent the results of Philips of the Netherlands into a dive: virtually all its receipts in the civil airline field, accounting for about 25 per cent of group sales, are denominated in dollars, while its cost base is in sterling. It now seems likely that the group will pile both last year's currency losses and a provision for the next two years into the 1987 figures, leaving little or no profit at all.

Against this background it is hardly surprising that there was general astonishment at BAE's decision to bid for Rover, which over the last decade has shown an insatiable appetite for cash and which is based in an industry where model development costs come a close second to aerospace itself. Nevertheless, after an initial pummeling from all and sundry, BAE has won a few converts in the past few days, for several reasons.

part of its joint projects with Honda. The expectation is that Rover will stand on its own feet, while remaining dependent on the Honda alliance for new products.

"Everything depends on the way the deal is structured," says Mr Ryles. "BAE might have the cash to develop a new Land Rover, but it could not spend \$1bn on developing a new car in the way that Ford does."

Second, says Prof Smith, BAE has a strong range of products, illustrated by its record order book of £10bn and its success in overseas markets. Last year, the aircraft company was Britain's third largest exporter after BP and ICI with sales of £2bn, illustrating the way in which the aerospace industry has come to equal and in some ways overshadow the role of the motor business in the British manufacturing economy.

Some industry specialists argue that BAE's size and product base put it in a better position than component manufacturers to defend itself against a squeeze on defence spending. "The companies that have a lead role in projects will be the best placed over the next few years," says a consultant, "because they have the power to select the higher value-added parts of the programmes for themselves."

Third, profits ought to bounce back after the 1987 figures. To some extent, the longer term performance will continue to depend on the dollar: BAE and Airbus have to sell in dollars in competition with Boeing of the US everywhere in the world, so the opportunity to raise prices is limited. It can, however, act on costs, an area where some critics believe it has moved too slowly compared to companies such as Rolls-Royce, even though it has virtually doubled sales per employee since 1981. BAE concedes that it does not yet match the productivity performance of Boeing, which has the advantage of long-run production runs, and it has recently launched a drive to tighten up on suppliers and its use of working capital.

Fourth, the acquisition of Rover would take the group a further large step down the road to diversification. The aim eventually is to have turnover split equally between the military and civil markets, with a portfolio of products at different stages of maturity, in industries with somewhat different growth cycles. The Royal Ordnance acquisition, for example, has given the group a company with products that realise investments in a matter of months rather than the 15 years it takes to gestate a new aircraft and bring it through into profit.

BAE would also emerge from a deal with Rover as a very large company with, it believes, added clout in international markets. Its combined group turnover would amount to around £7bn, some £2bn less than Boeing's at present exchange rates, but roughly on a par with McDonnell Douglas's, its other big American rival, and £1bn more than Lockheed.

All this, of course, would be quite useless if BAE has misjudged the nature of the challenges facing it, or the risks that it is taking. The investment in civil aircraft remains a gamble, with the money in Airbus tied up in a business that is subject to continuing international political wrangles, to say nothing of unrelenting competition from one of the most powerful manufacturing competitors in the world.

The military equipment business may also be heading into a period which requires tougher control than it has over the last few years, while the diversification programme will also demand cash management over such a broad range of products. Most of all, Rover could easily prove incapable of living up to the brave new ambitions that BAE has for it. Such a disaster could have the even more damaging effect of dragging down a company in the most dynamic sector of British manufacturing.

General Manuel Antonio "Tony" Noriega, Panama's embattled military overlord, has shot to the top of the Reagan Administration's list of international villains, ranking with Col Gaddafi of Libya and the Ayatollah Khomeini. It is an anomalous position for the ruler of a country that is a strategic US ally.

When Gen Noriega was sacked as commander of the 15,000-strong National Guard by President Eric Arturo Delvalle last week, within hours he had simply installed the country's sixth figurehead president in as many years.

In response, the private sector this week shut down most of industry, commerce and banking. More significantly, Washington stepped up its efforts to oust the General by cutting off revenue from the Panama Canal and backing a successful court application by Mr Delvalle's supporters to freeze Panamanian assets in the US.

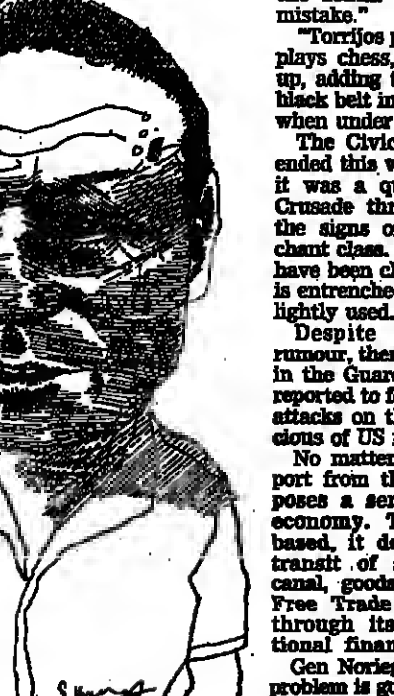
Since riots, lock-outs and strikes against the regime started last June, the Reagan Administration has sought openly to remove Gen Noriega as Guard Commander. Panama has been ruled de facto by the Guard since a coup in 1983 led by Gen Omar Torrijos, a man of great personal magnetism, who ruled the country till his death in an air crash in 1981.

Man in the News

Gen Manuel Antonio Noriega

Master manipulator in a world of intrigue

By David Gardner



Torrijos made Panamanians care passionately about turning a semi-colony into a self-governing nation, built around a piece of land important to the rest of the world and owned by the US.

Gen Noriega's main line of defence has thus been that the US is trying to remove on the Canal Treaties, which Mr Reagan vehemently opposed at the time. It is perhaps the most damaging judgement on Gen Noriega that this tactic has failed to rally support outside the Guard and its political ally, the Democratic Revolutionary Party (DRP), and the regime-dominated public sector unions.

Gen Noriega is a quiet, diffident man. Like practically all Guard officers, he comes from a humble background. He often wears a shy sort of smile on his holly-pocked face, articulating weekly and cannot carry off the Torrijos style he affects in public. Like many Panamanian politicians he is a believer in the occult.

He was trained in the early 1960s in Peru, then the cradle of populist military nationalism. Gen Noriega became head of military intelligence in 1970. Using G-2 as a power base, he built a tight network of officers under him which has now become his praetorian guard, cemented by partnership in an array of business operations. He has the reputation of the most accomplished manipulator in a country with a world class reputation for intrigue.

Yet in 1974 in Managua, for instance, he gave a presidential speech in front of the former dictator Somoza, warning that without social justice Central America would go up in flames. "He has two or three personalities, one of them reasonable," says a former member of the regime.

During his apprenticeship, Gen Noriega, Guard Chief since 1983, developed powerful contacts in the Pentagon and the Central Intelligence Agency. William Jordan, a former US ambassador to Panama, says Noriega was recruited by the CIA in 1968.

Gen Noriega's indictments on drugs charges by two US federal grand juries in Florida will have increased his need to keep a tight hold on power, since they appear to leave him no way to negotiate a withdrawal. Jose de Jesus

"Chucun" Martinez, a Marxist mathematics professor and former bodyguard and adviser to Gen Torrijos, argues: "He has no alternative now but to fight to the death. That's Reagan's big mistake."

"Torrijos played poker, Noriega plays chess," Mr Martinez sums up, adding that the General is a black belt in judo, and at his best when under attack.

The Civic Crusade yesterday ended this week's strike. Though it was a qualified success, the Crusade threatened all the signs of a vacillating merchant class. All opposition media have been closed, and the regime is entrenched even if its power is lightly used.

Despite speculation and rumour, there is no sign of a split in the Guard which has been reported to feel threatened by the attacks on their chief and suspicious of US intentions.

No matter how great the support from the Guard, the crisis poses a serious threat to the economy. Two-thirds service-based, it depends on the free transit of ships through the canal, goods through its \$4.6m Free Trade Zone, and money through its 125-bank international financial centre.

Gen Noriega's most immediate problem is government cash-flow. Panama was already in the grip of a fiscal crisis when the US tightened the financial screws this week. The Treasury has total cash resources totalling around \$40m. Panama's currency is the US dollar and it has no central bank to print money. Local banks actually ran out of cash on Thursday, and remained closed, under government orders, on Friday.

Ahead lie the mid-monthly public sector wage bill and mid-March negotiations on the \$2bn public foreign debt, on which Panama fell into arrears last summer.

General Noriega still has room to manoeuvre, "but it has to be on debt," says the FRD leader Ernesto Perez Valladares, a former finance minister. Some officials state flatly that debt service will not be met. Your move, General.

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A BETTER BUSINESS DECISION THE COUNTRY OF WALES

ON WEDNESDAY, with a sense of timing which delighted Business Daily editor Mr Andrew Clayton, the FTSE index broke the 1800 barrier for the first time since the October crash, right in the middle of his half-hour television programme.

It added a touch of topicality to the professional, if basic, cocktail of company results, interviews with captains of industry and analysis of the consequences of British Aerospace's proposed purchase of the Rover Group.

This daily business programme, launched in September, has between 200,000 and 300,000 viewers watching at home and an additional unknown number watching on office television sets at the inopportune time of 12 noon. Channel 4 is pleased enough with the result of what was initially seen as an experiment to extend the proposed two-year contract for a further year.

Yet some of the most remarkable things about Broadcast Communications, the company which produces these programmes, cannot be seen on screen. It is producing about 150 hours of television a year for Channel 4 at the rate of about £25,000 an hour (expensive by national television standards), with a total staff of 45. "I have about half the number of people I would have at the BBC," said Mr Clayton, a former deputy editor of Panorama, the BBC current affairs programme.

The company has the permanent use of a modern studio in the Limehouse independent production complex in London's Docklands. The £2m a year package bought from Limehouse comes complete with two film crews - one for the daily programme and one for the Sunday - and technical back-up. Even the computer graphics, a strong feature of the programme, are provided by people who are not on the staff of the production company.

Michael Brahm, chairman and joint managing director of Broadcast Communications, which is quoted on the Stock Exchange's third market, believes that television companies like his will play an increasing role in the future of British television.

"It is a very healthy discipline knowing that if you spend too much money the cheques bounce," says Mr Brahm, who produced programmes at both Thames Television and London Weekend before becoming an independent producer. "I am now working on more ambitious projects. He hopes to combine his knowledge of how to make cost-effective television with the financial muscle of a large company and be able to bid for an ITV franchise next time round."

Last month a Cabinet committee chaired by Mr Thatcher decided that the present network

Raymond Snoddy on the future for British independent television

The hammer hangs over broadcasting

of regional ITV franchises would be awarded by a process of auctioning, or what is politely called competitive tendering, when next they fall due - the first to be put in place in the construction of a complex package of proposals which will radically alter the face of British commercial television in the 1990s.

Not surprisingly it is a concept that finds favour with Mr Brahm, who says: "I very warmly welcome any step that will open up commercial television in this country to a wider group of people."

For the 15 ITV companies who hold regional monopolies on the sale of television advertising - bringing in revenues of around

These proposals will radically alter the face of commercial television

£1.4bn this year - the Government's decision realised their worst fears. They are determined to fight the concept at every stage of its long Parliamentary progress towards Royal Assent scheduled in 1990.

"It's the end of monopoly and the creation of a commercially driven competitive environment with a weakened role for trade unions. It's the Thatcher world of broadcasting," said one senior ITV executive who asked not to be named.

The first signs that a fundamental shake-up was in the making for ITV came last September when some of the leading figures in British broadcasting were started to be told by Mrs Thatcher at a Downing Street seminar that she regarded broadcasting as "one of the last bastions of restrictive practices."

The backing for the auctioning of franchises, albeit after what could be a stiff pre-qualifying stage, indicates just how serious Mrs Thatcher is about change.

But it is much easier to decide in principle to have competitive tendering - recommended by four of the seven members of the Peacock Committee - into the future of British broadcasting - than to predict how such a thing could be managed in practice or what the ultimate effect would be on programme standards.

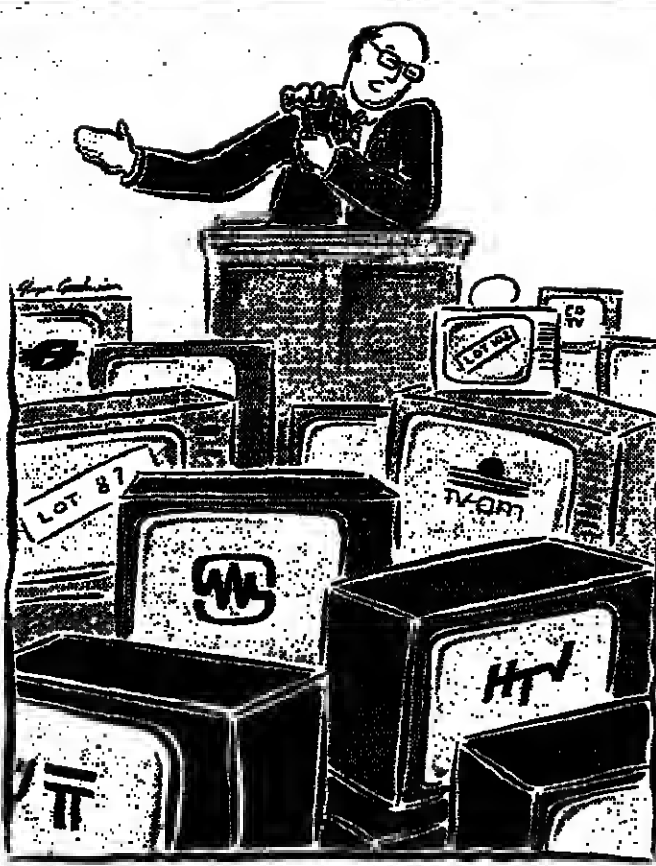
Supporters of the idea see it as a "transparent" system, much preferable to the previous secretive process run by the Independent Broadcasting Authority when winners and losers of franchises were often equally mystified about the reasons for their fate. It would also, supporters argue, give franchise winners an enormous incentive to be cost-effective. The Treasury would like such a change because it would get its "monopoly rent" up front. At the moment the special fee is paid on ITV profits which has always left room for creative accounting.

Opponents point to a wide range of dangers including the possibility of non-commercial bids by those seeking profit or influence more than growth or unrealistically high bids by those who then try to recoup their investment by cutting corners on programme costs.

"If you want to maintain the range, quality and diversity of programmes you just cannot put it (a franchise) out to the market-place," said Mr Paul Fox, managing director of Yorkshire Television, one of the five network ITV companies.

Such a process could lead to further "casualisation" in the industry. New franchise holders would be more likely to commission programmes from outside suppliers, as Channel 4 does, rather than hiring large standing armies of permanent staff.

Nothing has yet been decided as to the details of the tendering but it seems likely that the first qualifying round could be extremely rigorous. Apart from financial viability and probity, the Government might decide that many of the current obliga-



tions on quality and standards of programming, including provision of news, regional and current affairs programming should be met as part of the qualifying process, possibly backed by financial performance guarantees. Mr Rupert Murdoch, chairman of News International, would be excluded if, as seems likely, applicants would have to qualify as European Community companies. If the Government is concerned about media concentration it could decide that owners of national newspapers need not apply.

The final bidding round could then be straight cash bids or, more probably, bids in the form of percentages of projected annual advertising revenue which would build greater flexibility into the system.

Longer franchises than the existing eight years seem likely and the possibility is rumoured that the new commercial television companies of the 1990s could be bought and sold, something blocked by the IBA now.

Clearly the clock has started to tick for the existing ITV companies. Some may now start cutting costs to build up a war chest, others may diversify to extend their asset base for possible borrowing, some may look for a white knight to hold their hands in unfamiliar terrain.

It is all pretty familiar to Mr Leslie Hill, who came from a career in industry to become managing director of Central, the ITV franchise holder for the Mid-

lands, about a year ago. "I've been taken over three times and sold once," he says. His ambition is to make Central, which employs 2,000 people, more like an ordinary business in terms of costs and staffing and he has already asked for early retirements and some non-replacement of staff. "I think we can and will survive," he adds, "but it depends on the success of the changes we are setting out to make."

The Cabinet Committee has already "dealt with" the BBC by linking the licence fee to the retail price index. Now it has turned its attention to independent television. Its package of change is also likely to include competitive selling of Channel 4's airtime. At the moment the ITV companies sell the airtime and pay Channel 4 an annual subscription.

Go-ahead for a fifth, and possibly even a sixth, national channel covering between 50 and 70 per cent of the UK is likely. The Department of Trade and Industry is also very enthusiastic about MVDS, local microwave television which could fill in the gaps, particularly in the south of England where a fifth channel could not reach because of interference. As the Cabinet Committee tries to balance the competing claims of direct broadcasting by satellite, cable, MVDS and new land based channels with the existing ITV system, the only certainty is that from 1992 the commercial television picture will never be the same again.

The Israeli Defence Forces

A struggle to cleanse the impurity of arms

By Andrew Whitley

TELEVISION pictures which shocked the world last week of Israeli soldiers systematically beating two captured Palestinian youths have contributed to a growing debate within Israel over the army's handling of the violent unrest in the occupied territories.

For nearly three months the Israeli army has been trying with limited success to contain and suppress the uprising. So far, not one soldier has been killed, or even seriously injured, while more than 80 have died on the Palestinian side. But "the war", as many Israelis are beginning to describe the conflict, is turning out to be one of the toughest, and most controversial, this atypical citizens' army has ever had to fight.

"The outcome of the struggle in Judea and Samaria (the West Bank) today is no less critical to Israel's future than the outcome of the October 1973 Yom Kippur war," Brigadier General Nehe-meya Dagan, the services' chief education officer, said on army radio.

In recent weeks a mounting number of cases of abuse of authority by regular soldiers - often teenagers doing their compulsory military service - have come to light. Apart from the incident covertly filmed by the CBS network, there is documentary evidence of these people - one a schoolboy - having been beaten to death and of one case of demonstrators being buried alive.

Alarmed at the signs of cracking morale and indiscipline, the high command of the Israeli Defence Forces has responded with a string of public appearances, tighter guidelines on the use of force, and, most recently, a decision to limit to six consecutive weeks the amount of time a conscript can serve in "the territories".

Brigadier General Amnon Strachnow, the IDF Advocate General, has acknowledged that in the early days of the unrest "a certain ambiguity of instructions" had been responsible for the development of "exceptional situations". He says that the root of the problem was the conversion of the army from a conventional fighting force to one capable of handling crowd control.

Insisting that nothing is being swept under the carpet, he and other senior officers argue that

for an army whose key advantage over its adversaries has traditionally been its esprit de corps and personal motivation, it was in the IDF's own interests to put its house in order.

Military policemen have initiated about 70 criminal investigations against soldiers, said the army's chief prosecutor, in addition to which there had been an unknown number of disciplinary actions taken by field commanders.

At the heart of the agonised debate in Israel is the impossible-to-answer question of what constitutes the appropriate level of force. Caught in the middle are hundreds of thousands of Israeli parents of teenagers about to enter the army who themselves are subject to *milhim*, the 40 days a year of reserve duty every Israeli male adult up to the age of 50 is required to serve. Few exceptions are made and even fewer Israelis would contemplate dodging the draft, a time-honoured rite of passage for young men and women. One of those called up for the first time last week was none other than Amnoly Shcharansky, the former Soviet dissident freed from jail two years ago and permitted to emigrate to Israel.

At the same time, because they are all required to make such large personal sacrifices for the sake of the country's military preparedness, Israelis are fully prepared to exercise their right to criticise. In no other country would one hear the kind of electrifying radio debate broadcast live from Kibbutz Afikim on Monday.

For several hours, Major General Amram Mitzna, the 42-year-old commanding officer for the West Bank who personally took charge of the army's response to the CBS film, faced a barrage of frequently hostile questions from kibbutz members. Several of the questions dealt with what is widely seen as a sharp deterioration in recent years in the high ethical standards on which the IDF was founded - epitomised in the Hebrew phrase "the purity of arms".

"It is clear to me there is such a problem. There has been damage done... and it is clear to me that we will have to deal with it," said General Mitzna. Earlier he had overseen the immediate arrest of the soldiers responsible for the filmed beating and the

release of the Palestinians involved. He dismissed calls for greater use of force. Unlike real war, he said, "against residents in the territories we cannot do whatever we wish. There are rules. Judea and Samaria is an area under military occupation acting according to rules... and international law."

The army points out that the level of force being employed in the occupied territories bears little comparison with the situation in 1970, when unrest in Gaza and Nabulus was quelled with the aid of tank fire.

"We have far more limitations on the means at our disposal than we had in the past," said Brigadier General Ephraim Lapid, the IDF chief spokesman. "Between 1967 and 1981 we deported hundreds of people, we destroyed hundreds of houses as punishment. The level of violence is minimal compared with the past." Today, he claimed, less than 8,000 infantry soldiers were deployed in the West Bank and Gaza, out of a standing army of 140,000, though this figure includes the paramilitary (and often more brutal) Border Police.

The army's plans for its next "work year", commencing in April, involve the continuing stationing of much larger than usual units in the territories. However, in a significant switch, the mix of regular soldiers, including conscripts, and reservists is to be changed in favour of the older, more mature and experienced reservists.

Ten days ago, two days before the incident filmed by CBS, General Strachnow issued an urgent 10-point directive to all field commanders, saying force could never be used as a punitive measure, nor after a demonstration was over, nor should a person be hit on the head or other sensitive parts of the body. Nor could private property be intentionally damaged.

The generals say their actions are not intended to provide a substitute for a political solution. Instead, as the Advocate General puts it, they are trying "to give the politicians the latitude to negotiate". But the Palestinian resistance shows few signs of weakening in this showdown with an army of occupation which, despite being unsure of itself, is determined not to be the one to give in first.

From Dr David Lowry. Sir, Joe Rogaly's essay on Mrs Thatcher's atomic ardour (February 26) set the scene well for her appearance at the Nato summit this week. But he overlooked an important diplomatic point.

Mrs Thatcher has stridently insisted that nuclear weapons cannot be dismantled. Then - by surreptitious sleight of hand - she conflates this fact with her political posture that they should not be dismantled either. Clearly the latter position is not the only logical outcome of acceptance of the former.

30 years ago this year, on June 12 1958, the United Nations General Assembly commended the nuclear non-proliferation treaty (NPT) to the governments of the world. So far 125 have listened and signed, making the NPT the

Letters to the Editor

Nato and non-proliferation

world's most extensive multilateral nuclear disarmament treaty. Article VI commits all signatory states to:

Undertake to pursue negotiations in good faith on effective measures relating to cessation of the nuclear arms race at an early date and to nuclear disarmament."

Not only have successive UK governments therefore retained

UK membership in a treaty that envisages total nuclear disarmament, but the UK, along with the US and the USSR, is a depository state for the NPT, having played an honourable role in the trilateral negotiations, 1964-1967.

So resolute is the Prime Minister's atomic advocacy that it is clear that she and her ministers do not believe in the goals of the NPT.

Last week she made clear in a parliamentary reply to Dr D.E. Thomas MP (February 24) that during her recent working visit to Nato headquarters she did not discuss UK or other Nato state commitments to NPT Article VI.

The discussion is about new nuclear weapons, not doing away with existing ones. Perhaps it is time she asked Sir Geoffrey Howe, the Foreign Secretary, to do the decent thing and negotiate the United Kingdom's withdrawal from the NPT, and join France, equally pro-nuclear, which has always had the honesty at least to refuse to sign the treaty.

David Lowry, European Proliferation Information Centre, 253 Pentonville Rd, N1

Imperative action needed

From Mr John Fontannaz. Sir, I read with interest Mr Maurice Groves's letter (February 27) expressing concern about delayed settlement - that is, delayed delivery of shares purchased.

A straw poll among friends shows it as the major settlement in the form of a certificate for purchases is not being made for many months. The surveillance department of the stock exchange informs me that the furnishing of certificates falls outside their jurisdiction; it is a matter which can only be pursued with the broker.

But this problem raises the matter of title. Under the Sale of Goods Act the question of title is quite clear. Buying stocks and

shares and selling them is not so clear. While the stock exchange guarantees that if a broker goes into liquidation the investor is covered, without certificates the investor cannot protect himself by selling stock in the market - which could accentuate further losses.

If one has to wait as long as a year for certificates, as I have, it is not time that the surveillance department or some other body stirred itself to look after the investor? The matter is so serious that action by the "authorities" should be imperative.

John V. Fontannaz, Thamesfield, Mill Road, Marlow, Buckinghamshire

Bound neither by screen nor word

From Mr F.J. Meikle. Sir, I was very pleased to see your holding of 1400 shares in a unlisted securities market (USM) company. The shares were bought in October 1987, and no certificate had yet been forwarded to me. (The broker said either lost in the post, or put in his notes account - is this to stop me selling the shares elsewhere?)

The price shown in the FT was 145p two days later this was the figure "on the screen" as confirmed by the broker when I telephoned to instruct him to sell. Minutes later the broker telephoned back with the news that "they" would only deal at 135p (something to do with the size of the market?). I agreed to sell at

this lower price - and eventually received a contract note showing a figure of 132p - less, of course, commission and VAT.

I telephoned the broker about this further reduction in price, and was told that it was because my holding was 1400 shares (which he must have known, as he had sold them to me). If I had had 1000 shares the price would have been 135p, but because I had more the price went down, as "they" did not really want them. Should this procedure be taken as standard practice? If so, it can only be pursued with the broker.

F.J. Meikle, 7 Wychood Road, Stanhope Road, N5

Japan's significance as an aid donor continues to be underrated

From Mr Adrian Hewitt. Sir, Japan's significance as an aid donor - and as a possible key to the solution of third world indebtedness - continues to be underrated in the public mind.

Although "Observer" (March 1) thought the Gallup questionnaire "thoroughly misleading" when it came to comparing Japanese and British aid, it is surely relevant that Japan now provides concessional assistance of \$5.4bn annually - almost 15 per cent of the official aid from all the developed market economies - while the UK's tally is \$1.76bn, or less than 5 per cent.

It is, after all, the absolute amounts of concessional

resources transferred which are of interest to developing countries, and it is quite reasonable to suppose that countries in balance of payments surplus should respond in this way. Even Taiwan - not so long ago merely an "aid graduate" - is now planning to inaugurate its own international development assistance programme.

Nor is it altogether judicious - if one wants to rubbish the competition - to lay so much stress on official aid as a percentage of gross national product. By this measure of "effort," the UK's performance of 0.32 per cent may look slightly better than Japan's, but how does that square with

the 1986 figures for Soviet development assistance, which beat the UK both in terms of absolute volume (\$4.2bn) and percentage of estimated gross national product (0.38 per cent)?

Other measures of national effort and aid quality put Japan in a rather favourable light. Japan's 121.4m population finances an official aid programme worth \$44.4 per head per year; Britain stretches only to \$30.9 per head. And Japan's aid is 89.7 per cent untied. Britain's only 37 per cent untied. Bang goes another myth about Japan's pseudo-generosity.

Far from "perpetuating the idea that Japan is a great donor,"

I write as a corrective to conventional wisdom that she is not; and as a reminder that world economic power - and responsibility - shifts rather fast. Countries like Japan and Italy have overtaken the UK by most of the standard aid performance indicators.

And since the subject is, broadly, the charity of nations, and the top agenda item is debt relief, perhaps your columnist ought to have taken to heart the maxim: "give credit where credit is due."

Adrian P. Hewitt, Overseas Development Institute, Regent's College, Inner Circle, Regent's Park, NW1

A world away from the chop

From Mr B.C. Garston. Sir, The professional timidity of Michael Thompson-Noel (Weekend FT, February 27) in the presence of an adept - expanded upon to comic effect - does nothing to dissipate the cloud of myth and misunderstanding which obscures the public view of karate, a rewarding sport and art.

Furthermore, I suspect the idea of any martial arts instructor earning £260,000 a year would be seen by most practitioners as a world away from the true spirit of classical martial training.

B.C. Garston, Head of Court School, Gray's Inn Place, WC1

Home of the brave

From Mr Lloyd Ericsson. Sir, I must take exception to your correspondent's suggestion (February 20) that the fact of an American election this year may keep some US citizens at home.

On the contrary, all those who are prudent would flee the country. Not because of the results,

but because it is too painful to endure the process.

Lloyd B. Ericsson, Martin, Bischoff, Templeton, Ericsson & Langston, 2510 First Interstate Tower, Portland, Oregon, USA

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UK COMPANY NEWS

ADT profits surge to \$155m

BY CLAY HARRIS

ADT, the international services group which last week changed its name from Hawley Group, yesterday reported pre-tax profits of \$155.4m (\$94.5m) in 1987, accompanied by a 10th consecutive increase in earnings per share to 25.1 cents.

In terms of the US dollar, Bermuda-based ADT's accounting currency, the 1987 figures represented an 87 per cent pre-tax advance from \$65.2m and a 20 per cent rise in earnings from 21 cents. In sterling terms, the respective increases were 67 per cent and 7 per cent.

Mr Michael Ashcroft, chairman, said that 1987 had been the most significant of the 10 years during which he had headed the company because of the acquisitions of ADT, the largest US security services operator of British Car Auctions, market leader in the US and the UK.

ADT is to pay a final one-for-25 scrip dividend, following an interim scrip of one-for-50. In 1986, a one-for-30 interim was followed by a one-for-53 final.

Table with 2 columns: Sales, Pre-tax profits. Rows include Security services, Maintenance services, Auction services, etc.

MS expects profit leap to £3.75m

By Clay Harris

MS International, the mechanical and electrical engineering group facing a hostile £24m takeover bid from Dobson Park Securities, yesterday reported record pre-tax profits of £2.75m in the year to April 30, more than treble the £1.06m achieved in 1986-87.

Thorn EMI tidies balance sheet

BY DAVID THOMAS

Thorn EMI, the diversified retail and electronics group, wants to restructure its balance sheet in order to simplify accounting for future acquisitions.

The company last year set out on an acquisitions trail having completed a large number of disposals which played an important part in its recovery strategy following a financial crisis in 1985.

£282.2m at the end of March 1987. The company intends to write off against the new reserve good-will of £28m arising from acquisitions made in the past two years.

Sale Tilney lifts profits

BY DOMINIQUE JACKSON

Sale Tilney, the mini-conglomerate, yesterday announced pre-tax profits up 42 per cent from £1.8m to £2.6m for the year to November 30 1987 on turnover down from £86.2m to £72.3m.

Granada moves into Spanish retailing

By Nikki Tait

Granada, the TV and leisure group, is making its first move into the Spanish electrical retail market with the purchase of a 76 per cent interest in Kopy SA, for a total of £4.8m.

Country New Town

Country and New Town Properties, the development and investment group controlled by Pennant Holdings, the Australian property company, is to change its name to Pennant Properties.

Country New Town

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Buller denies merger logic

By Nikki Tait

Buller, the china and enamel products manufacturer, yesterday said it had been notified that Rock, motor parts and tool distributor, was preparing to make an offer for the company.

Polytechnic Electronics recovering

The directors' confidence is based on the strong forward outlook and the company's improvement in production capabilities.

Beazer deal highlights banks' support

BY PHILIP COGGAN

OH Beazer sent out a circular to shareholders yesterday giving the details of its \$1.35m bid for US aggregates group, Koppers including the complex financing.

Judge rules Dawson's case must be tried

By James Baxter, Scottish Correspondent

THE COURT of Session in Edinburgh has refused to dismiss a case brought by Dawson International, the Scottish textiles group, against Coats Patons, arising out of Dawson's unsuccessful bid for Coats Patons in early 1986, when it was "fitted" by Vantona Virella.

Aberdeen American coming to USM capitalised at £11.6m

BY STEVEN BUTLER

Aberdeen American Petroleum, the independent oil company, will be coming to the Unlisted Securities Market after a complex set of merger deals that will increase the company's capitalisation to £11.6m.

FKB buys four US agencies

BY ANDREW HILL

FKB Group, marketing and sales promotion agency, has made its first move overseas with the purchase of four independent US agencies for a maximum of \$59.7m (£37.7m) in cash and shares.

William Morris suspended

By Fiona Thompson

Shares in William Morris Fine Art, USM quoted wallcovering manufacturer, were suspended at the company's request yesterday at 5p.

ADT results by division and geographical sector

BY PHILIP COGGAN

ADT results by division and geographical sector. Table with 2 columns: Sales, Pre-tax profits. Rows include Security services, Maintenance services, Auction services, etc.

Granada moves into Spanish retailing

By Nikki Tait

Granada, the TV and leisure group, is making its first move into the Spanish electrical retail market with the purchase of a 76 per cent interest in Kopy SA, for a total of £4.8m.

Country New Town

Country and New Town Properties, the development and investment group controlled by Pennant Holdings, the Australian property company, is to change its name to Pennant Properties.

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Tax rise slows Britannia Security earnings growth

BY PHILIP COGGAN

Britannia Security, the acquisition business services and alarm installation company, announced doubled interim pre-tax profits yesterday but a rising tax charge restricted earnings per share growth to 5 per cent.

R&M to launch first UK split level trust in the US

BY NIKKI TAIT

Half the money raised comes from the placing of 7.5m income shares at 100p each, and half from 37.5m capital shares at 20p. The placing is being handled by stockbroker Oliff & Partners.

Braine rises to £213,000

T.F. & J.H. Braine (Holdings), manufacturer of seamless drawn presswork and distributor of elevator components, increased pre-tax profits 12 per cent in 1987 from £190,043 to £213,068.

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LONDON RECENT ISSUES

Table with columns: Issue, Price, Date, etc. Lists various equity issues and their market performance.

FIXED INTEREST STOCKS

Table with columns: Issue, Price, Date, etc. Lists fixed interest stock issues and their market performance.

RIGHTS OFFERS

Table with columns: Issue, Price, Date, etc. Lists rights offers and their market performance.

Dividends Announced

Table with columns: Company, Current payment, Date, etc. Lists announced dividends for various companies.

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FT - ACTUARIES WORLD INDICES

Jointly compiled by the Financial Times, Goldman, Sachs & Co., and Wood Mackenzie & Co. Ltd., in conjunction with the Institute of Actuaries and the Faculty of Actuaries

Table of FT-Actuaries World Indices for Thursday March 3 1988 and Wednesday March 2 1988. Columns include Country, US Dollar Index, Day's Change, Pooled Sterling Index, Local Currency Index, Gross Div. Yield, US Dollar Index, Pooled Sterling Index, Local Currency Index, 1987/88 High, 1987/88 Low, and Year Ago (Approx).

Note values: Dec 31, 1986 = 100; Finland, Dec 31, 1987 = 115.037 (US \$ Index); 90.793 (Pooled Sterling) and 94.94 (Local). Copyright: The Financial Times, Goldman, Sachs & Co., Wood Mackenzie & Co. Ltd. 1987. Latest prices were available for this edition.

TRADING VOLUME IN MAJOR STOCKS

The following is based on trading volume for Alpha securities dealt through the SEAI system yesterday until 5 pm.

Table showing trading volume in major stocks. Columns include Stock, Volume '000s, and Stock, Volume '000s.

ECONOMIC DIARY

TODAY: Start of two-day European Council political co-operation meeting. Trades Union Congress national day of demonstration over the National Health Service. Wednesday: National No-Smoking Day. Detailed analysis of employment, unemployment, earnings, prices and other indicators. Thursday: Provisional figures of white production (February). Friday: Usable steel production (February). Construction output (fourth quarter). Scottish Labour Party conference opens (March 13).

FT-ACTUARIES INDICES

These indices are the joint compilation of the Financial Times, the Institute of Actuaries and the Faculty of Actuaries

Table of FT-Actuaries Indices for Friday March 4 1988. Columns include Equity Groups & Sub-sections, Index No., Day's Change, Est. Earnings (P/E Ratio), Gross Div. Yield, Est. Value (Mill.), Index No., Index No., Index No., Index No., High, Low, and Slice Completion.

Table of Fixed Interest and Average Gross Redemption Yields. Columns include Price Indices, Fixed Interest, Average Gross Redemption Yields, and Fixed Interest.

ADVERTISEMENT

Advertisement for Building Society Investment Terms, The Newspaper Industry Conference, and Money Market Cheque Account from Bank of Scotland.

Advertisement for Money Market Cheque Account from Bank of Scotland, detailing interest rates, terms, and contact information.

INTERNATIONAL COMPANIES AND FINANCE

Tim Dickson reports on the Belgian Finance Minister's view of a corporate battle

La Générale shows up need for takeover rules

NEW LEGISLATION to control corporate raiders, insider dealing and hostile takeover bids will have to be considered by the next Belgian government...

THE BELGIAN Banking Commission last night gave the go-ahead for Cerus, the Paris-based financial holding company of Mr Carlo De Benedetti...

price of Bfr6,000 (\$225.9) a share, Tim Dickson writes. Mr De Benedetti claims he and his "followers" - whose identity Cerus says will be revealed tomorrow - already control more than 47 per cent of La Générale's shares...

a rival camp of Franco-Belgian companies claims to have a controlling 52 per cent stake. The results of the Cerus offer so far are not known, but it is thought to have been accepted in respect of about 1 per cent of the capital.

commission has been inconsistent in recent weeks. He stoutly defended its role as "courageous and objective". This week's unexpected court judgment - which overturned an appeal a previous ban on La Générale's poison pill share issue - showed that "there is no contradiction between the Banking Commission and the courts."

Hong Kong rail group close to profitability

By David Dowdell in Hong Kong

HONG KONG'S Mass Transit Railway Corporation (MTRC) is to issue a seven-year, ¥100bn Samurai bond in the Japanese public bond market...

Campeau plans sale of Federated units to help finance bid

BY RODERICK GRAM IN NEW YORK

CAMPEAU, THE Canadian real estate and retailing group, has lined up another large chunk of financing for its Federated Department Stores bid by agreeing to sell two of Federated's divisions to a rival retailer...

ping centre developer, and \$770m from Marks and Spencer of the UK which would buy Campeau's Brooks Brothers clothing retailer.

The focus of the battle is switching to the courts. Campeau is trying to strike down Federated's poison pill defence which might deter some banks from lending money to the bidder.

It is also trying to overturn Federated's agreement to pay up to \$45m to R.H. Macy, the New York retailer, if their merger agreement signed earlier this week is aborted.

For its part, Federated is likely to challenge Campeau's latest offer on the grounds that it is a new rather than an amended bid.

If it is judged a new bid, the closing date would have to be extended beyond March 15. This would remove Campeau's timing advantage over the Macy's offer, which expires on April 4.

Assubel Life spurns offer from Groupe AG again

BY TIM DICKSON IN BRUSSELS

THE TEMPERATURE in Belgium's "other" bid battle was raised last night when the board of Assubel Life, the country's third largest insurer, again rejected the overtures of Groupe AG, the largest company in the sector.

At Christmas, AG, prompted by the announcement that Assurances Générales de France (AGF) wanted to take a 20 per cent stake in Assubel, launched its first offer at Bfr6,000 (\$268.4) a share.

This was subsequently increased to Bfr7,200 and, by this week's closing date, had been accepted in respect of 36.4 per cent of Assubel's capital.

Under one of its articles of association, however, Assubel has again exercised its right to find alternative buyers for its stake. It said last night that the financial holding groups Copeva and Groupe Bruxelles Lambert, as well as AGF and Mosane, were interested.

Assubel justified its decision on the grounds that it wanted to "maintain its autonomy and its specificity. A protracted fight is expected by some observers.

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In a wide-ranging interview on the implications of the battle for Belgium's most powerful business institution - it controls about a third of the country's economy - Mr Eykens also indicated that while ministers favoured a negotiated settlement between the various shareholder "camps," the Government was unlikely to intervene.

"We could use our good offices and advise them in a round table," he explained. "But the technical details are very complex and I do not see how two or three ministers could help in finding an agreement."

"The various parties have invested a lot of money - Bfr500m to Bfr600m (\$247.4m to \$241.1m) - so I think it has got to be up to them."

Mr Eykens is one of the Belgian Government's most experienced figures, who served as prime minister for a brief period in 1981.

His comments may dampen recent speculation that an official initiative may be imminent to break the deadlock between Mr Carlo De Benedetti (who claims more than 47 per cent of La Générale's shares) and the rival Franco-Belgian group, headed by

Compagnie Financière de Suez, the Paris financial group (which claims a controlling 52 per cent). The minister said yesterday that the Government's role to date had been "very discreet."

This was partly because "we are a caretaker Government" and negotiations are still continuing between the major Belgian political parties on the formation of a permanent Government, following December's inconclusive general election - but also because "Belgium is a very liberal, non-protectionist country."

Mr Eykens implied that Mr De Benedetti's spectacular raid on La Générale could not have happened in any other European country.

To illustrate his point, he referred to the French Government's recent intervention to delay the friendly takeover of Les Echos, the financial daily newspaper, by Pearson, the British diversified industrial group whose interests include the Financial Times, the powers of the Bank of England and "other discouraging procedures" of the West German Federal Cartel Office; and the "most sophisticated" system of non-voting shares in the Netherlands.

"I am not saying that we should change our situation in a panic. I am saying that we need



Mark Eykens: technical details very complex

rules of fair play and I would like to see neighbouring countries lower their own level of protectionism so as to be compatible with the spirit of the internal market we are aiming to achieve by 1992."

Turning to Belgian national legislation, Mr Eykens revealed yesterday that Mr René Lamy, governor (chief executive) of La Générale, had privately expressed to him as far back as

late 1986 "acute worries" about the company's vulnerability to an unfriendly raider.

"This was what inspired us to publish an anti-raider bill to restore transparency to the market. It would have obliged a shareholder with more than 10 per cent of a company's capital to disclose its identity."

"There was a lot of discussion about this in parliament last April, but unfortunately we only got as far as article 4 out of a total of 13 articles and it was never voted. As a result, we are still unarmed."

Mr Eykens added: "The next Government will have to make an inventory of what we lack in the legal field as far as raiders, insider dealing and the definition of takeover bids are concerned."

The role of Belgium's Banking Commission (the body which oversees stock market activity) has been widely criticised during the course of the current bid battle.

Mr Eykens said that he felt the commission "needs some more sanctions so that its authority is more credible." But he implied that he did not agree with ministerial colleagues who have been arguing for legal powers.

Moreover, in spite of the view of some commentators that the

of 42 cargoes bought last month when a single trader cornered the Brent market.

The net result of all this has been a spot market fall to a 10-month low of about \$13.50 a barrel. The May futures market rallied yesterday to close at \$13.75 a barrel but that was still 75 cents down on the week.

The May cocoa futures price followed up last week's fall of 27¢ a tonne with a further decline to \$2,320 a tonne. The trigger for the move was a 125 cents a lb - based on the 15-day average of the ICO indicator price. As the lower price of early February had dropped out of the calculation the average had risen to end

of deepening gloom. The bulls have been overwhelmed by a lack of cash to finance further intervention - the Ivory Coast, the world's biggest producer, and Brazil together owe the organisation up to \$40m.

On the London coffee futures market prices extended last week's retreat as traders continued to shy away from the possibility that one of this year's 1.5m bags (80 kg each) International Coffee Organisation might be restored.

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Khoo sells Southern Pacific hotel chain

BY CHRIS SHERWELL IN SYDNEY

TAN Sri Khoo Teck Puan, the Malaysian entrepreneur currently under trial by the authorities in Brunei, has sold his Southern Pacific Hotel Corporation chain for A\$540m (US\$322m) to a Hong Kong-based businessman.

The disposal, revealed yesterday, is thought to be Australia's largest ever stock market transaction. The deal, which is still subject to contract, gives him about 44 hotels in Australia, New Zealand, Fiji and Tahiti.

Mr Tony Young, chief executive of Southern Pacific in Aus-

tralia, said yesterday that the group had been put on the market by Colliers International Hotel and Leisure, a consulting firm.

But he acknowledged that Tan Sri Khoo had the final decision on the price agreed with Mr Zecha. He refused comment on some 40 parties to the transaction, of whom he is still subject to contract, gives him about 44 hotels in Australia, New Zealand, Fiji and Tahiti.

Mr Zecha is an experienced hotel operator who was, until recently, connected with the Regent International group. He

has other property and investment interests. Mr Zecha owns the Goodwood Park, Boulevard and other hotels in Singapore, and at one stage sold the Holiday Inn there to the Sultan of Brunei.

The Southern Pacific group owns, manages or leases hotels with more than 6,000 rooms in the region.

Prior to his problems with the Brunei Government, Tan Sri Khoo was widely regarded as a masterful player on the world's stock markets.

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WORLD COMMODITIES PRICES

Week in the Markets

THE SIGN of the bear was in the ascendency in most commodity markets this week. Crude oil prices continued to sag under the weight of heavy stocks and confidence in price support operations weighed down cocoa; robusta coffee retreated from the possibility of an increase in International Coffee Organisation export quotas; and on the London Metal Exchange aluminium prices shed some of their recent gains.

caught up with last week's dramatic cash gains. Having fallen below \$15 a barrel last week the 15-day Brent oil market came under further pressure, reflecting flagging confidence in the ability of the Organisation of Petroleum Exporting Countries to respond to depressed market circumstances.

Although Opec members are just about ready to lift the self-imposed 15m-barrel-a-day production ceiling, the market is continuing to suffer from the stocks hangover caused by last year's sustained overproduction and the exceptionally mild European winter.

Discounting against Opec's 518.4-barrel base price has been undermining the price structure for some time and this trend took a new twist this week when Arab Oil was reported to be offering discounts to Japanese buyers.

The net result of all this has been a spot market fall to a 10-month low of about \$13.50 a barrel. The May futures market rallied yesterday to close at \$13.75 a barrel but that was still 75 cents down on the week.

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On the London coffee futures market prices extended last week's retreat as traders continued to shy away from the possibility that one of this year's 1.5m bags (80 kg each) International Coffee Organisation might be restored.

WEEKLY PRICE CHANGES table with columns for Commodity, Change on week, Year ago, High 1987/88, Low 1987/88.

SPOT MARKETS table with columns for Commodity, Price, Change.

COCOA table with columns for Commodity, Price, Change.

COFFEE table with columns for Commodity, Price, Change.

GRAINS table with columns for Commodity, Price, Change.

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FINANCIAL FUTURES & OPTIONS advertisement with contact information for Bracken House 10 Cannon Street London EC4P 4BY.

WORLD STOCK MARKETS

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NEW YORK (3 pm)

Table of New York stock market data including various indices and individual stock prices.

March 4

Table of stock market data for March 4, including various indices and individual stock prices.

March 4

Table of stock market data for March 4, including various indices and individual stock prices.

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Wall Street
Interest rate
fears drag
prices down

In early afternoon trading, Wall Street stocks remained lower after trimming the session's steepest losses. Investors were concerned that the unexpected strength in the government's February employment data would lead to higher interest rates.

Canada

Energy and gold issues lent support to the Toronto market as stocks settled after a profit of 0.2% for the session. The Dow Jones Industrial Average rose 17.57 to 2,945.82 at 1pm. Losing issues led advancing ones by a two-to-one ratio.

North American closing prices

Table of North American closing prices for various markets including Toronto, Mexico, and Central America.

Tokyo

Aggressive trading of large capitals led to strong activity in Tokyo, with shares closing slightly higher. The Nikkei index firmed 18.13 points, or 0.07 per cent, to 25,616.82, after falling 86.51 points on Thursday. The volume was 1.2bn shares, which means the daily volume has exceeded 1bn for four consecutive sessions.

Zurich

Low turnover saw Swiss shares close slightly lower across the board as the previous day's gains were pared after profit-taking and investors squared their positions before the weekend. The all share Swiss index was 6.2 lower at 860.

Amsterdam

A lacklustre session led to Dutch shares closing lower with activity restricted by the pre-weekend lull. The CDS all share index closed 6.1 lower at 80.3. Turnover was 11.2bn, down from 11.3bn.

Frankfurt

Leading German shares closed mostly below the day before's finish after a quiet, pre-weekend session. The DAX 100 index closed 1.5 lower at 1,598.7. Turnover was 1.2bn, down from 1.3bn.

Australia

Investors in Sydney concentrated on leading industrial stocks as the market ended firmer. The All Ordinaries index advanced 5.1 to 2,385.5, and the All Industrials index rose 6.1 to 2,116.5. The All Resources index was up 3.8 points at 684.1 and the gold index gained 6.1 to 1,535.6.

Hong Kong

Light bargain-hunting in the afternoon pushed share prices up as the Hang Seng index rose 3.9 to 2,472.88 after falling nearly 20 points earlier. Turnover was HK\$177.46m against HK\$196.35m on Thursday.

Singapore

After a firm opening, the stock market closed mixed because of a lack of follow-through buying support and bouts of profit-taking in fairly active trading. Prices generally advanced as the market opened, but some cautious investors moved in towards mid-day to take profits. Interest centered on blue chips and quality stocks.

INDICES

Table of various stock indices including Dow Jones, S&P 500, and others.

NEW YORK

Table of New York stock market data including various indices and individual stock prices.

CANADA

Table of Canadian stock market data including various indices and individual stock prices.

NEW YORK ACTIVE STOCKS

Table of active New York stock market data including various indices and individual stock prices.

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Notes on the bottom of the page regarding data sources and methodologies for the stock market information.

FOREIGN EXCHANGES

Sterling held below DM3.0

UPWARD PRESSURE on sterling was held in check by further Bank of England intervention yesterday. Trading on a typical Friday afternoon is generally seen to be thin and erratic, and the authorities were taking no chances of sterling being pushed through the DM3.0 level.

though US non-farm payroll employment rose by 581,000 in February, well above most expectations. The unemployment rate fell to 5.7 per cent from 5.6 per cent.

Initial reaction to US unemployment figures was muted in Frankfurt. Most traders had already decided to square positions ahead of the weekend.

The dollar closed at DM1.6940 from DM1.6865 on Thursday, having been confined to a very narrow range. US trade figures are still considered to be the key factor affecting market sentiment.

JAPANESE YEN-TRADING range against the dollar in 1987/88 is 129.45 to 131.35. February average 129.17. Exchange rate index 239.5 against 233.7 six months ago.

£ IN NEW YORK

Table with columns: Mar 4, Latest, Previous, and a list of currency rates for various countries.

POUND SPOT - FORWARD AGAINST THE POUND

Table with columns: Mar 4, Day's Spot, Close, One month, % p.a., Three months, % p.a., and a list of currency rates.

CURRENCY RATES

Table with columns: Mar 4, Rate, and a list of currency rates for various countries.

DOLLAR SPOT - FORWARD AGAINST THE DOLLAR

Table with columns: Mar 4, Day's Spot, Close, One month, % p.a., Three months, % p.a., and a list of currency rates.

CURRENCY MOVEMENTS

Table with columns: Mar 4, Bank of England, and a list of currency rates.

EURO-CURRENCY INTEREST RATES

Table with columns: Mar 4, Short term, 7 days, One month, Three months, Six months, and a list of interest rates.

OTHER CURRENCIES

Table with columns: Mar 4, £, and a list of currency rates for various countries.

EXCHANGE CROSS RATES

Table with columns: Dec 22, £, \$, DM, Yen, F.Fr., S.Fr., H.Fr., Lit, C.S., and a list of exchange rates.

MONEY MARKETS

UK rates ease slightly

SHORT TERM rates were lower in London yesterday when the Bank of England's forecast for the day's shortage was found to be considerably less than expected.

FT LONDON INTERBANK FIXING

Table with columns: 01.00 Mar 04, 3 months US dollars, and a list of interbank fixing rates.

NEW YORK

Table with columns: Mar 4, Treasury Bills and Bonds, and a list of interest rates.

LONDON MONEY RATES

Table with columns: Mar 4, Overnight, 7 day, One month, Three months, Six months, and a list of money rates.

UK clearing bank lending rates

Table with columns: 8 per cent, 9 per cent, and a list of lending rates.

Reluctance to make any long term commitment was explained away to some extent by proximity of the UK Budget. However traders were also a little unsettled by the current strength of sterling, pointing out that recent fears about a widening balance of payments deficit should be exerting downward pressure on the pound and pushing rates firmer.

NEW HIGHS AND LOWS FOR 1987/88

Table with columns: NEW HIGHS, NEW LOWS, and a list of stock price ranges.

Gilts easier but equities close firmly

Account Dealing Dates: First Dealing Date, Last Dealing Date, and a list of dates.

FINANCIAL TIMES STOCK INDICES: Table with columns: Mar 4, Mar 3, Mar 2, Mar 1, Feb 29, Year Ago, and a list of stock indices.

rise in profits announced earlier in the week. Government bonds, earlier throughout the session, ran into selling at the close when the US Federal Reserve market turned down.

Some bond market analysts say the late weakness in the market as one reason why the authorities did not introduce a new top stock at the traditional time of 4.30pm on Friday.

British Aerospace rose sharply in heavy turnover as the management commenced a round of one-to-one presentations to City institutions of its case for the planned acquisition of Rover.

LONDON TRADED OPTIONS

Table with columns: Option, CALLS, PUTS, and a list of traded options.

Realist 3 higher at 235p as 3.9m shares traded. GEC were a like amount firmer at 160p - business here remained extremely lively with 12m shares traded.

International stocks opened cautiously, but moved ahead as institutional buyers appeared. Flaxman a neglected market since revealing annual profits more or less in line with market estimates.

NEW HIGHS AND LOWS FOR 1987/88

Table with columns: NEW HIGHS, NEW LOWS, and a list of stock price ranges.

Handwritten signature or mark.

FT UNIT TRUST INFORMATION SERVICE

Handwritten Arabic text at the top center of the page.

Main table containing unit trust information, including columns for company names, fund names, and numerical values. The table is organized into multiple columns and rows, with a central 'INSURANCES' section.

INSURANCES

Continued on next page

FT UNIT TRUST INFORMATION SERVICE

LONDON SHARE SERVICE

Table of FT Unit Trust Information Service, listing various unit trusts with columns for Name, Investment Objective, and Performance Data.

Table of London Share Service, listing various shares and funds with columns for Name, Price, and Performance Data.

LONDON SHARE SERVICE

AMERICANS—Contd

Table listing American stocks including IBM, General Electric, and Ford, with columns for stock name, price, and change.

BUILDING, TIMBER, ROADS

Table listing building, timber, and road stocks such as Balfour Beatty and Bovis Lend Lease.

DRAPERY AND STORES—Contd

Table listing drapery and store stocks including Debenhams and Debenhams Group.

ENGINEERING—Contd

Table listing engineering stocks such as Birminghams and British Leyland.

INDUSTRIALS (Miscel.)—Contd

Table listing various industrial stocks including Anglo-Siam and Anglo-Siam Petroleum.

INDUSTRIALS (Miscel.)—Contd

Table listing various industrial stocks including Anglo-Siam and Anglo-Siam Petroleum.

CANADIANS

Table listing Canadian stocks including Canadian National and Canadian Pacific.

BANKS, HP & LEASING

Table listing bank and hire purchase/leasing stocks such as Bank of Montreal and Finance Trust.

ELECTRICALS

Table listing electrical stocks including British Electric and British Thomson-Houston.

CHEMICALS, PLASTICS

Table listing chemical and plastic stocks such as ICI and Imperial Chemicals.

FOOD, GROCERIES, ETC

Table listing food and grocery stocks including Anglo-Siam and Anglo-Siam Petroleum.

DRAPERY AND STORES

Table listing drapery and store stocks including Debenhams and Debenhams Group.

HIRE PURCHASE, LEASING, ETC

Table listing hire purchase and leasing stocks such as Finance Trust and Finance Trust.

BEERS, WINES & SPIRITS

Table listing beer, wine, and spirit stocks including Carlsberg and Carlsberg.

BUILDING, TIMBER, ROADS

Table listing building, timber, and road stocks such as Balfour Beatty and Bovis Lend Lease.

HOTELS AND CATERERS

Table listing hotel and catering stocks including British Hotels and British Hotels.

INDUSTRIALS (Miscel.)

Table listing various industrial stocks including Anglo-Siam and Anglo-Siam Petroleum.

INSURANCES

Table listing insurance stocks such as Anglo-Siam and Anglo-Siam Petroleum.

AMERICANS

Table listing American stocks including IBM, General Electric, and Ford.

BUILDING, TIMBER, ROADS

Table listing building, timber, and road stocks such as Balfour Beatty and Bovis Lend Lease.

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LONDON SHARE SERVICE

Handwritten note: "LONDON SHARE SERVICE"

INSURANCES - Cont'd

Table of insurance companies with columns for company name, price, and percentage change.

PAPER, PRINTING, ADVERTISING - Cont'd

Table of paper, printing, and advertising companies with columns for company name, price, and percentage change.

TEXTILES - Cont'd

Table of textile companies with columns for company name, price, and percentage change.

TRUSTS, FINANCE, LAND - Cont'd

Table of trusts, finance, and land companies with columns for company name, price, and percentage change.

OIL AND GAS - Cont'd

Table of oil and gas companies with columns for company name, price, and percentage change.

MINES - Cont'd

Table of mining companies with columns for company name, price, and percentage change.

LEISURE

Table of leisure companies with columns for company name, price, and percentage change.

PROPERTY

Table of property companies with columns for company name, price, and percentage change.

TOBACCO

Table of tobacco companies with columns for company name, price, and percentage change.

TRUSTS, FINANCE, LAND

Table of trusts, finance, and land companies with columns for company name, price, and percentage change.

OVERSEAS TRADERS

Table of overseas traders with columns for company name, price, and percentage change.

PLANTATIONS

Table of plantation companies with columns for company name, price, and percentage change.

THIRD MARKET

Table of third market companies with columns for company name, price, and percentage change.

MOTORS, AIRCRAFT TRAOES

Table of motor and aircraft companies with columns for company name, price, and percentage change.

Commercial Vehicles

Table of commercial vehicle companies with columns for company name, price, and percentage change.

Components

Table of component companies with columns for company name, price, and percentage change.

Garages and Distributors

Table of garage and distributor companies with columns for company name, price, and percentage change.

NEWSPAPERS, PUBLISHERS

Table of newspaper and publisher companies with columns for company name, price, and percentage change.

PAPER, PRINTING, ADVERTISING

Table of paper, printing, and advertising companies with columns for company name, price, and percentage change.

SHIPPING

Table of shipping companies with columns for company name, price, and percentage change.

SHOES AND LEATHER

Table of shoes and leather companies with columns for company name, price, and percentage change.

SOUTH AFRICANS

Table of South African companies with columns for company name, price, and percentage change.

OIL AND GAS

Table of oil and gas companies with columns for company name, price, and percentage change.

MINES

Table of mining companies with columns for company name, price, and percentage change.

Central Rand

Table of Central Rand mining companies with columns for company name, price, and percentage change.

Eastern Rand

Table of Eastern Rand mining companies with columns for company name, price, and percentage change.

Far West Rand

Table of Far West Rand mining companies with columns for company name, price, and percentage change.

D.F.S.

Table of D.F.S. mining companies with columns for company name, price, and percentage change.

Central African

Table of Central African mining companies with columns for company name, price, and percentage change.

Finance

Table of finance companies with columns for company name, price, and percentage change.

REGIONAL & IRISH STOCKS

Table of regional and Irish stocks with columns for company name, price, and percentage change.

IRISH

Table of Irish stocks with columns for company name, price, and percentage change.

TRADITIONAL OPTIONS

Table of traditional options with columns for company name, price, and percentage change.

Industrials

Table of industrial companies with columns for company name, price, and percentage change.

Property

Table of property companies with columns for company name, price, and percentage change.

Energy

Table of energy companies with columns for company name, price, and percentage change.

Chemicals

Table of chemical companies with columns for company name, price, and percentage change.

Metals

Table of metal companies with columns for company name, price, and percentage change.

Food

Table of food companies with columns for company name, price, and percentage change.

Textiles

Table of textile companies with columns for company name, price, and percentage change.

Transport

Table of transport companies with columns for company name, price, and percentage change.

Utilities

Table of utility companies with columns for company name, price, and percentage change.

A selection of options traded is given on the London Stock Exchange Report Page.

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Baker warns against protectionism

BY LIONEL BARBER IN WASHINGTON

A STRONG warning about the dangers of protectionism to the world economy was issued yesterday by Mr James Baker, the US Treasury Secretary.

Speaking to influence the shape of the forthcoming Trade Bill in Congress, he told the Senate Budget Committee: "We couldn't pick a worse time to resort to protectionism in the United States."

During an up-beat assessment of the prospects for US growth and international economic co-operation, Mr Baker said inflation in 1988 should be little changed from 1987, where it finished on a year-on-year basis at the retail level at 4.4 per cent. He expected a rebound in growth from 2.4 per cent this year to 3 1/2 per cent in 1988.

Mr Baker said February's unemployment figures -

announced yesterday and, at 5.7 per cent, the lowest for a decade - were "very encouraging" and underscored the US economy's continuing strong performance.

Some 14 1/2 million new jobs had been created since November 1982, more than Western Europe and Japan had managed in the last two decades, he said.

Mr Baker repeated the thrust of Congressional testimony earlier this week in which he stressed that the US was "price competitive" and any further decline in the dollar would be counterproductive.

Partly out of concern about the record US merchandise trade deficit, Mr Baker has in the past left room for doubt about the appropriate level of the dollar.

Yesterday, he said that booming US exports were reducing the

trade deficit and replacing consumer demand as the driving force in the US economy.

"We think that an important impetus to growth this year will come from a further improvement in the trade balance," he said.

Mr Baker again praised Japan and West Germany for their efforts to stimulate their economies, and urged Congress not to pass a protectionist trade bill.

Red Gram adds from New York: The surge in employment last month, with 330,000 jobs created - more than double Wall Street's forecasts - quickly knocked about 1 1/2 points off bond prices, as investors adjusted their economic sights.

The resulting 0.15 percentage point rise in long-term interest rates unsettled the stock market,

leaving the Dow Industrial Average down just over 20 points at 2,043 by early afternoon.

Money market economists pointed out a number of less-encouraging aspects of the employment figures, however. They said strong employment gains in retailing might be overstated, average weekly earnings barely increased, and employment in manufacturing grew only modestly.

Overall, though, the eagerly awaited figures, giving the first statistical evidence of the economy's progress in February, were highly positive.

They helped reinforce the view that the US economy will grow at an annual rate of about 2 per cent in the first three months of the year.

US jobs growth, Page 2

City bids urged to make a killing

By Ralph Atkins

RIGHT, YOU 'terrible lot of City workers, you about at your post City desks now, this is the army speaking.

The Rt. Hon. The Lord Mayor of London, Sir Grenville Spratt, no less, says he wants you signed up. Not in the regulars, you understand, none of your wild ideas like that, but in the TA.

"What's that?" I hear you say. It is the Territorial Army - two-week training camps every year, weekend courses, square bashing once a week, that sort of thing.

What Sir Grenville has done is invite your bosses, the top dogs at 100 big City companies, to a bash at his place in the Mansion House on Monday night. He wants them to be "more flexible," and let you have time off to train.

It is part of a national plan which is going to be launched later this year to expand the TA. The reserves, you see, make up a large part of Britain's defences. There are about 80,000 men and women in the TA compared with 140,000 in the regular army.

Sir Grenville has been a regular himself. You know - Coldstream Guards, served in Palestine, that sort of thing.

His guests will see a video on what army training can do for employees. It has got capital of industry like Sir David Nicholson of the Confederation of British Industry, and ordinary bods saying how it makes them fitter people and better leaders.

Damn good video, if you ask me. Nice bit of roasting music from the 1915 Overture and film of young managers twirling across assault courses in Wales.

You might be used to flash cars, big salaries and high-powered jobs but you'll make good soldiers. If you've no previous experience in the forces, though, you'll probably have to be under 32 to join.

Sir Grenville gave me this example. There is a TA Intelligence and Security unit in the City whose job is to gather information and present it so it can be used to exploit the enemy. If that is not a description of an investment analyst, I don't know what is.

He is keen to get people from overseas companies based in the City and there are going to be people from US, Japanese and Australian companies there on Monday night. But you have to be a British citizen to join up. Otherwise "you could quite possibly be on the wrong side," says Sir Grenville.

Look what you could be doing if you joined up. There is the infantry, parachute regiment, medical corps (useful for learning first aid), the Royal Electrical and Mechanical Engineers or even the Special Air Service regiment.

A weekend is planned in Sussex this September for people who want to try out the TA, and to make it sound like a military operation, it's called "Exercise Executive Stretch."

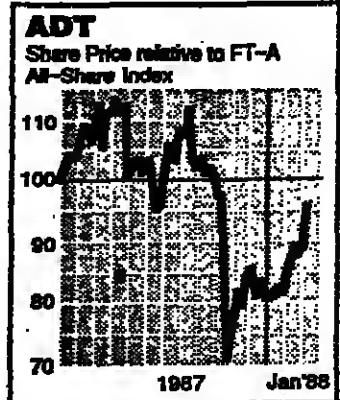
I've saved the best bit for the end. They pay you good money in the TA - the same rates as regulars. Men get £14.08 a day as a private, rising to £46.45 as a major. Women get slightly less.

If you complete your annual training and get the thumbs-up from your commanding officer, you've got a tax-free bounty ranging from £40 to £485. With the stock market in the doldrums, that's not a bad investment, is it?

THE LEX COLUMN

Enjoy it while it lasts

FT Index rose 15.1 to 1478.7



In a sense, the London market's euphoria is perfectly understandable. Equities in Europe, the US and Japan have been strong, volume in London has been building up, and with the FT-SE100 breaking through 1,500 in the last account before the Budget, it was plainly time for fund managers to come off the fence. Yesterday's volume was the highest of the year so far a touch ahead of January 26, the day the index failed to make 1,500 for the fourth time in a row. Much more of this, and stockbrokers will start thinking of their bonuses again.

Another apparent bull point has been staring. It was readily foreseeable that, after the worst trade figures in Britain's history and a collapse in the oil price to under \$14, the authorities would have to intervene on the currency. It was less predictable that they would be holding it down.

For days, starting has been hard against the DM3 ceiling, and the market plainly reckons that there is no scope for a rise in interest rates. Until the Budget it may be right; but if the trade position worsens thereafter, Mr Lawson could always resolve the dilemma the tough way - and break the DM3 barrier.

All this has tended to distract attention from the fundamental business of corporate earnings, just as full year figures for UK industry are flashing onto the trading screens. There is the usual divergence between brokers' analysis and economists, with the former still looking for 15 per cent earnings growth this year and the latter for 10 per cent. But there is another more immediate divergence in the air - between those who are prepared to run the market up to 1,900, and those who will go for 2,000. Both camps are united on one thing: the rally is not to be trusted.

Standard Chartered

The abrupt departure of Standard Chartered's chief executive comes at a low point in the bank's fortunes. The forthcoming full-year figures will again show the stretched nature of the balance sheet, and, since the sale of the US subsidiaries is only a partial remedy, one assumes that a rights issue is inevitable. Bringing over an official from the Bank of England is an unusual step, but it should help to inspire the shareholder confidence necessary to get the issue away.

The move also illustrates the curious way in which the Bank is now providing managerial talent to the financial system at large.

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on a higher rating, the UK ownership of Hawley could dwindle in line with its shrinking contribution to profits when ADT finally clinches its New York listing. That could suit Mr Ashcroft, who appears to be planning only a short holiday from making big deals, and so far has found US investors more willing to pay.

Takeover Panel

The Takeover Panel's emergency new guidelines for assessing the result of bid battles go a long way to ensuring that the Blue Circle/Birmid Glaston mix-up will never happen again. Hoare Govett's incompetence has proved that stockbrokers cannot be trusted to do up purchases; in the future the responsibility will rest with the receiving banks, which are much better at that sort of thing anyway. Meanwhile, the requirement that companies supply more up-to-date shareholder lists will make it more difficult for shareholders to accept for shares to which they do not yet own title. The more drastic step of counting only acceptances accompanied by a share certificate will be considered by the experts, as will the question of independent scrutineers. However, both measures would seem unnecessarily violent cures for a problem which arises only in the rarest of cases. Indeed, the working party could do worse than write the interim measures into the rule book and call it a day.

Marks and Spencer

Condemnation of Marks and Spencer's proposed purchase of Brooks Brothers seems to have gone a touch too far. The 3p gain in the shares to 180p yesterday still leaves them below the pre-announcement level despite the rise in the market since.

Estimating the dilution in M and S's earnings should the deal go through is difficult, given the minimal information available on Brooks Brothers - M and S is clearly extremely frustrated that its confidentiality agreement with Campeau prevents it from telling what it knows - but it is probably insignificant. Nor is it simple to put a value on the property agreement with Campeau, included in the \$70m price. But that would give M and S, now virtually unknown in the US, the same clout in getting sites it enjoys in the UK. And since M and S is determined to expand in the US one way or another, shareholders will be better off if it wins its first choice.

Sixth City Technology College to be set up

By Peter Hiddell, Political Editor

A CITY Technology College at Middlesbrough, Teesside, the sixth so far to be set up through sponsorship by business, is to be announced by the Government on Monday as part of its widening inner cities package.

The colleges are being backed by industry and commerce and directly funded by the Department of Education and Science. Their aim is to broaden parental choice, especially in inner-city areas, by providing a high quality secondary curriculum with an emphasis on science and technology.

As part of the Action for Cities presentation by Mrs Margaret Thatcher and several other Cabinet ministers on Monday, the Government will announce the Middlesbrough college and confirm ones at Wandsworth and Thamesmead.

Other colleges already announced are at Solihull, Nottingham and south Yorkshire.

The choice of Middlesbrough is partly to reinforce other Government efforts to help the revival of a region of high unemployment where traditional manufacturing has been in decline.

When the idea of the colleges was first launched by Mr Kenneth Baker, the Education Secretary, in October 1986, the hope was that 20 could be set up quickly.

However, while the Government claims to have firm business sponsors for 20 colleges, there have been problems finding suitable sites in view of the opposition of the mainly Labour-controlled local authorities in inner city areas.

This initial intention was to keep the colleges completely out of local authority control, but ministers now accept that, after the first 20, local authorities will be allowed to set up and run additional colleges.

Additions to the list of urban development corporations are expected to be announced by Mr Nicholas Ridley, the Environment Secretary.

There has been speculation among Yorkshire MPs that one will be in the Sheffield area following recent studies of the regeneration of the Lower Don Valley.

New measures to strengthen crime prevention in the inner cities will also be announced.

Bank intervenes to hold £ down

BY SIMON HOLBERTON

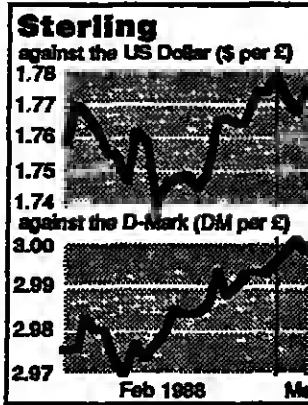
THE BANK OF ENGLAND yesterday intervened heavily in foreign exchange markets to prevent the pound from breaching its unofficial ceiling of DM3.

The Bank has been intervening since the middle of the week to achieve this, but yesterday it was estimated to have bought foreign currency worth more than £1bn to stem the pound's rise.

City analysts said the extent of the intervention brought into question how long the Government could resist the market's pressure to see sterling rise higher.

Last year, currency market intervention - as part of the Government's responsibilities under the Louve Accord reached its February 1987 by leading industrial nations to promote exchange rate stability and prevent the pound's appreciation - added about \$20bn to Britain's official reserves.

Large-scale intervention, however, poses a policy dilemma for the authorities by temporarily fuelling monetary growth. The



DM3 ceiling also limits the Government's ability to curb rapid growth in credit by raising interest rates.

Dealers said most of the Bank's activity in the market was concentrated in the morning. The pound later stabilised and closed at DM2.975 against a close of DM3 on Thursday. The Bank sold sterling through foreign exchange brokers and clearing

banks, dealers said.

There is a widespread expectation that sterling will come under further upward pressure next week ahead of the Budget on March 15, because of the attraction for foreign investors of sterling investments compared with those in other markets.

The Government has been successful in convincing foreign exchange markets that it is committed to a stable exchange rate against the D-Mark. It has been equally forceful in saying it would not allow sterling to depreciate if industrialists acceded to excessive wage demands.

The market views the pound, because of the UK's higher interest rates compared with West Germany and the commitment of stability against the D-Mark, as a more profitable currency investment.

The pound closed at \$1.774 compared with \$1.768 on Thursday. The Bank's trade-weighted sterling index was unchanged at 74.8.

Panama forced to close banks

BY ROBERT GRAHAM

THE EMBATTLED regime of Panama's strongman, General Manuel Antonio Noriega, was yesterday obliged to close all banks indefinitely because of a shortage of dollars.

US-backed moves to remove the general have heightened tension and have led to a run on deposits. The difficulties faced by the general have been compounded by legal action taken by ousted President Eric Arturo Delvalle to block Panamanian assets in the US. Because of this, funds requested by Gen Noriega from US banks have not been handed over.

Closure of the banks, which could damage foreign confidence in Panama as a financial and ser-

vices centre, was ordered as the opposition protest movement, The Civic Crusade, called off a week-long strike because of its damaging effect on the economy.

Panama has no central bank and the dollar is the local currency - a fact which in such circumstances makes the financial system vulnerable, said the Bank of America, which oversees the banking system, spokes yesterday of an "unusual" demand for dollars that had left an insufficient amount "for the normal functioning of the national banking system."

Reuters reported the semi-official Banco Nacional de Fomento as saying the closure would continue "until the funds in the US are withdrawn."

Earlier this week, the Banco Nacional requested \$10m (25.6m) from the Republic National Bank in New York. However, delivery was blocked by legal action - taken with the overt encouragement of the Reagan Administration - by Mr Juan Sober, the Panamanian ambassador in Washington who remains loyal to the ousted president.

Similar action to prevent the transfer of funds to Panama was reported to have been taken against three other banks.

Republic National's refusal to transfer the money was swiftly challenged by lawyers acting for Banco Nacional, which is supporting Gen Noriega.

Boeing's 737 breaks 2,000-sales barrier

BY MICHAEL DONNE, AEROSPACE CORRESPONDENT

BOEING'S 737 short-to-medium-range aircraft has become the first jet airliner in the world to notch up more than 2,000 sales, with an order yesterday from US Air for 50 twin-engined 737s and an option on another 30.

The deal, worth \$1.5bn (234m) initially and rising to \$2.5bn if the options are converted into firm orders, lifts total sales of the 737 to 2,001 aircraft, not including

options.

The previous best-selling jet airliner was the Boeing 727 tri-jet, with 1,831 built.

US Air is one of the leading US airline groups, and includes Piedmont Airlines and Pacific Southwest Airlines. It is already the world's biggest single user of the 737, with 65 in its fleet before the airline has ordered 20 of

the Series 300 737s. The remaining 30 aircraft ordered will be either 150-seater Series 400 or the smaller 108-seater Series 500s, details of the mix not having been decided yet.

The first of US Air's jets will be delivered in April next year, with further deliveries through to 1991. Engines for all the aircraft will be Franco-US Snecma-General Electric CFM-56s.

Coal continued from Page 1

The board conceded in court the existence of a contract for the supply of a minimum of 600,000 tonnes a year of Cocksand, and the judge, Lord Prosser, said there was a reasonable prospect of British Coal being able to prove its case in relation to Longannet, although he could see

considerable force in the board's counter-argument.

He said that if the contracts to supply the two power stations were to be tried, the Scottish coal industry would be "catastrophic and irreversible." Cogent reasons had been put forward for granting an interdict.

Standard Chartered Continued from Page 1

been read as implying that Standard orchestrated an unlawful share support operation in fighting off the Lloyds bid.

The article led to a Bank of England inquiry which cleared Standard of any wrongdoing. The FT said it had intended to convey only that there were important questions to be answered, but it accepted that the article implied Standard had in fact been guilty of unlawful conduct.

Mr Galpin's move to Standard is the second top level departure from the Bank of England in a week. Last week, Mr David Walker, another executive direc-

tor, accepted the chairmanship of the Securities and Investments Board, the umbrella body for City regulation, in succession to Sir Kenneth Berrill. In 1986, Sir Kit McMahon, the deputy governor, left to run Midland Bank.

A successor to Mr Galpin was not immediately named. His job is one of the most important in the Bank, with responsibility for the soundness of the entire UK banking system, and the administration of the new Banking Act. Possible successors include Mr Peter Cooke, an associate director who handles international banking regulation, and Mr Brian

Coal continued from Page 1

Quinn, head of the banking supervision department.

Clive Wolman writes: In the City last night, stockbroking analysts and an institutional investor with a Standard stake, believed yesterday's news would have an adverse effect on the share price when the stock market re-opens on Monday.

The main reason for pessimism about the bank has been a succession of unexpected announcements about its losses and declining credit ratings since the New Year, including a C80.9m (212m) loss suffered by its Canadian subsidiary, announced in January.

Hoare Govett Continued from Page 1

may" in the count. It accepted that the firm's error was not deliberate and said Hoare reported the mistake as soon as it was discovered.

Yesterday's rebuke was made exactly one year and a day after panel members had said that Hoare had unintentionally breached the Takeover Code

when it bought shares in Birmid on behalf of another client, Hepworth Ceramic.

Mr Laurie Conner, director in Hoare's corporate finance department, said yesterday's report was fair.

Blue Circle's initial claim that it owned or controlled 50.01 per cent of Birmid's shares - 0.5 per



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CHIEF LONDON PRICE CHANGES YESTERDAY
 (Prices in pence unless otherwise indicated)

RISERS	
Armstrong	164 + 8
Barclays	323 + 10
Blue Circle	490 + 12
Brit. Aerospace	380 + 17
Costain	319 + 8
Enterprise Oil	115 + 18
Stam	275 + 9
Grand Met.	303 + 13
Hilldown	305 + 7
Johnson Matthey	273 + 19
Kleinwort Benson	375 + 15
Legal & General	288 + 7
Lea Services	352 + 12
Morgan Grenfell	288 + 10
Norcor	427 + 18
Parker Knoll	845 + 20
Prosser	163 + 10
Renfrew	422 + 11
Rothmans B	427 + 14
Royal Ins.	434 + 12
Trusthouse Forte	249 + 9
Warburg (S.G.)	338 + 11
Whitbread A	301 + 8 1/2
Williams Hodge	294 + 10
FALLS	
Tr. 11 1/2 2001-04	£115 1/2 - 4
ESG Int'l.	62 - 4
Centway Trust	170 - 10

WORLDWIDE WEATHER

City	Temp	Wind	Cloud	Temp	Wind	Cloud	Temp	Wind	Cloud
Algeria	18	10	10	18	10	10	18	10	10
Amsterdam	12	10	10	12	10	10	12	10	10
Antwerp	12	10	10	12	10	10	12	10	10
Bahran	28	10	10	28	10	10	28	10	10
Bangkok	28	10	10	28	10	10	28	10	10
Bombay	28	10	10	28	10	10	28	10	10
Buenos Aires	18	10	10	18	10	10	18	10	10
Calcutta	28	10	10	28	10	10	28	10	10
Cairo	28	10	10	28	10	10	28	10	10
Colombo	28	10	10	28	10	10	28	10	10
Delhi	28	10	10	28	10	10	28	10	10
Dublin	12	10	10	12	10	10	12	10	10
Frankfurt	12	10	10	12	10	10	12	10	10
Hong Kong	28	10	10	28	10	10	28	10	10
London	12	10	10	12	10	10	12	10	10
Lyons	12	10	10	12	10	10	12	10	10
Madras	28	10	10	28	10	10	28	10	10
Manila	28	10	10	28	10	10	28	10	10
Medan	28	10	10	28	10	10	28	10	10
Metz	12	10	10	12	10	10	12	10	10
Montreal	12	10	10	12	10	10	12	10	10
Mumbai	28	10	10	28	10	10	28	10	10
Nairobi	28	10	10	28	10	10	28	10	10
Paris	12	10	10	12	10	10	12	10	10
Perth	12	10	10	12	10	10	12	10	10
Rangoon	28	10	10	28	10	10	28	10	10
Reykjavik	12	10	10	12	10	10	12	10	10
Rome	12	10	10	12	10	10	12	10	10
Singapore	28	10	10	28	10	10	28	10	10
Sourabaya	28	10	10	28	10	10	28	10	10
Taipei	28	10	10	28	10	10	28	10	10
Tokyo	12	10	10	12	10	10	12	10	10
Yokohama	12	10	10	12	10	10	12	10	10

WEEKEND FT

Saturday 5/Sunday 6 March 1988

MARKETS • FINANCE & THE FAMILY • PROPERTY • TRAVEL • MOTORING • DIVERSIONS • HOW TO SPEND IT • BOOKS • ARTS • TV

The cinema is an exciting industry. Sometimes, in its hunt for novelty, it seems to go through as many revolutions per minute as a gramophone record. Year by year, almost every film-maker, every studio, every industry pundit takes turns to loud-hall the coming of a New Age.

But for once, revolution may indeed be just around the corner. 1988 looks to be the most promising year for upheaval in a long time. Everybody I spoke to in a recent visit to Hollywood — from film directors to studio chiefs — is feeling anxiously excited about the present and eager to take part in crystal-ball gazing about the future.

The major difference between movies today and movies in the past is the way we see them. Once upon a time the only way to see a feature film was to go to a movie-theatre with 1000-odd other people and gaze up at a giant screen. Today you can see films on TV, video or cable, as well as in cinemas that range from big showcase theatres to smaller-screen multiplexes.

John Daly, head of Hemdale Films, who produced *Platoon*, *Savador* and other high-impact movies of last year, outlines the mathematics of this new era: "The cost of film and of marketing that film in cinema today is such that you have to rely on the ancillaries: cable, video and television. The movie industry can no longer survive just on having theatrical hits. You have to keep creating new technologies, which can bring in further revenue and offset the enormous cost of making a feature film."

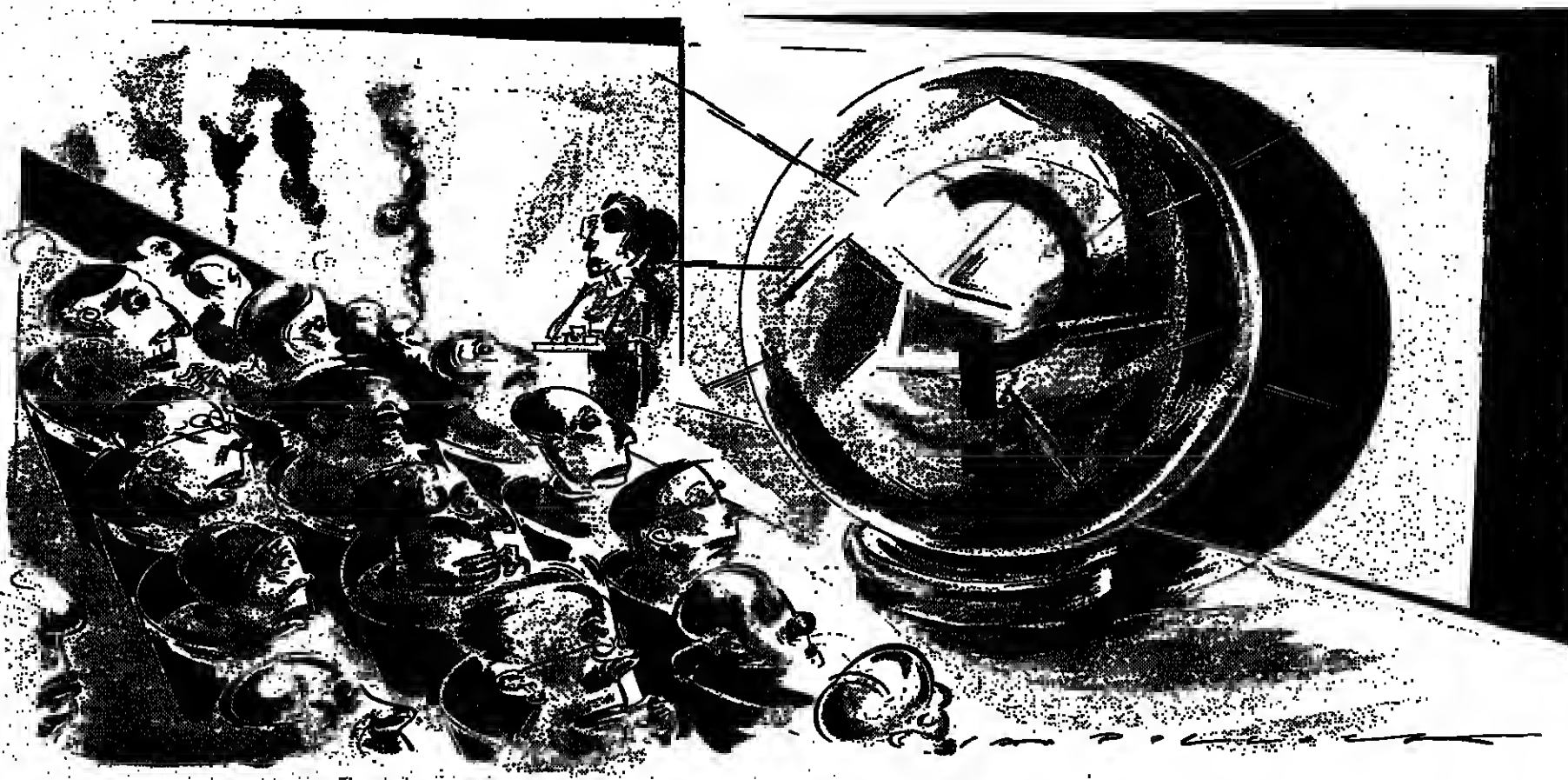
But is this landscape of multiplying media a brave new world or a bewildering one? For today not even the movie, let alone its venue or "delivery system," remains constant. A video version is often different from a big-screen version. And TV and airline versions can be different still. Often drastically cut and cleaned (of bad language or explicit sex and violence), they can end up bearing little resemblance to the director's approved theatrical version.

One film-maker who has run into this trouble is British-born Tony Scott. He directed the money-spinning *Top Gun* and last year's top box-office hit *Beverly Hills Cop 2*. I re-saw the latter on a TWA flight, about 10 minutes from its London release version not to mention every 4-letter word.

"I don't like the fact that a film gets out of our control so early on," says Scott: "that it goes into video, cable or TV and you can't control the length, the language, the commercial breaks, even the shape of the screen. I'd like to get it in my contract — one day maybe I'll have the power — that there is a time-frame before the film can be released in another form than that made for the cinema circuit."

The problem, though, he goes on, "is that the facilities that have been designed for home viewing are actually — I hate to say — better than a lot of the movie cinemas you go to. I have big 6-foot screens and stereo sound. The sound in a well-equipped stereo-home is now better, I'd say, than in a majority of cinemas across America."

Britain's Alan Parker, now based in Hollywood, echoes Scott's ambivalence about the proliferation of new media. "Without doubt, the best way to see a film is on a large screen with wonderful sound," he says, "and to share that with an audience. But only a certain percentage of your audience go to see a film that way. Many, many people see it because of video, cable or whatever. And that's fine by me. A film like *Beverly Hills Cop*, which had a very limited cinema release in Britain, was seen by far more people on video than in movie theatres."



The celluloid revolution

Nigel Andrews previews the technological challenges facing Hollywood's film industry

Video, like TV and cable, has undoubtedly increased the audience for any feature film. But more remarkably, video is also, according to commentators and statisticians, putting audiences back in front of the cinema screens.

Certainly America, like Britain, is now experiencing a marked upsurge in movie-going. Last year's USA box-office receipts rose by 4 per cent over 1986's, and broke the all-time record established in 1984. And the growth of multiplex cinemas, giving filmgoers a multiple choice of movies at the same venue, is a clear front-runner among causes for people's return to the cinemas. Los Angeles has just welcomed the largest multiplex in the world — an 18-screen homecoming holding sway in Burbank City — and 20-plus screen venues are planned for the near future on both sides of the Atlantic.

The problem which many movie people see in the rise of the multiplex is that the experience it provides, with its cosy auditoria and smaller screens, is all too interchangeable with home viewing. Once High Definition Video enters people's homes — and its arrival has been given the green light by the recent accord on a common screen standard (1125 lines) between Japan and America — its quantum leap in picture quality will probably mean that the old tag-of-war between TV and cinema will once more pull TV's way.

On the cusp of that development, it seems only a matter of time before movies have to play once more their old trump card of size and spectacle.

At present two big-screen processes are battling it out in America for the "showmanship concession." The lesser marvel is Imax: a wall-to-wall giant-screen system whose possibilities, like Cinerama's before it, seem mostly limited to glorified travelogues or films about people shooting rapids.

The other system, much more talked-about in Hollywood today, is Showscan. This could be the movie process for the 1990s and beyond. The system was invented in the late 70s by Special Effects expert Douglas Trumbull (of *2001* and *Close Encounters of the Third Kind*) and the industry has been quietly buzzing with its splendours ever since. The large cost of developing cameras and projectors, not to mention converting cinemas, has kept it off public screens till now, save for the odd theme park or world fair. But there are murmurings of a "break-out" this year.

The show-reel I saw at Showscan's headquarters in Culver City is among the most exciting 20 minutes I can remember ever spending in a movie auditorium.

First, guests were told about Showscan's basics by the company's President of Production Peter Beale. Unlike normal 35-mm film, which projects 24 frames per second, Showscan is shot in 70-mm and screened at 60 f.p.s. The 2-2 times greater speed produces images of unprecedented clarity (Beale assured us) with none of the "flicker" of normal film.

Beale. The lights dim. On the huge screen, unpromisingly blotchy footage of a desert unspools. Then — calamity — the film sticks and burrs in the projector. Lights come on in a room behind the screen, where the flustered operative is rummaging around among film cans and machinery, apologising aloud to us. He sticks his face into the screen, cranking it. He wonders what he should do. The man is clearly a fool.

Soon he stumbles upon a large console and starts experimenting with switches. With each new switch he flicks, the screen is engulfed in a few dazzling feet of film. A soaring helicopter shot of the Rockies; a lifeboat at bay in a stormy sea; a fairground rollercoaster. These are filmed with a size, brightness and creamy clarity that make normal film seem like the stammering of a Browning camera.

But the true proof of Showscan's vividness is that everything we have seen so far has been on film. Even, incredibly, the stumblings of the projectionist and the face pressed into the screen. When was a movie audience last fooled thus? Not, I suspect, since the last great technological breakthrough, when Al Jolson spoke to his Mammy and the whole audience looked around them, wondering where the voice had come from.

So why has Showscan taken so long not to be taken up by the movie industry? Peter Beale has a ready answer. "It took six years from the invention of the sound system to get sound films made. It took

thirteen years from the invention of the zipper to get it on men's trousers." Point taken. But are there signs, at least, of Hollywood embracing Showscan?

Beale told me an announcement of coming feature films was imminent, and that there was firm interest from Columbia and Paramount. So off I went to those studios.

Outrigger Columbia president was our own David Puttnam. There was little doubting his enthusiasm for Showscan. "We saw it about a year ago, when Columbia was in great financial trouble. It seemed to us the way movies were going to go: the system that the man who invented Cinerama was dreaming of and couldn't do. So we put a significant amount of money into it, enough to help them do a full public flotation, and Showscan is now in rather good financial shape. We also mounted a PR campaign, going round the exhibitors, saying if you agree to re-equip your key theatres, Columbia will make the first Showscan movie."

The built-in problem with Showscan, as its detractors point out, is its cost. It will add anything from 500,000 to 3 million dollars to a film's budget to shoot in Showscan. And theatre conversion could cost in the region of 200,000 dollars per auditorium.

Ned Tanen, president of Motion Pictures for Paramount, is another Showscan enthusiast, but a more cautious one. "It's a wonderful process. We're currently thinking of doing it with two movies. But frankly it comes down to two things. One, how much will it add to the

budget? Two, are theatre owners going to go along with us and share some of the expense? Somebody has to stand up and put the money on the table. If we're going to do a movie like *The Hunt for Red October*, which we'll probably make in '88 and which would be great in Showscan, we have to make sure it makes financial sense and we're not doing it as some kind of a lark. That we'll look at each other in two years' time and say, why on earth did we do that?"

What about Columbia's idea, put to me by Puttnam, of a limited release in special Showscan theatres, followed by a wider exposure in 35-mm venues?

"Initially, it would have to go that way," says Tanen. "Because you can't expect 1500 to 2000 theatres in this country, say, to suddenly put up the money and go over to Showscan."

"What you try and do," he continues, "is give audiences another dimension to going out to the movies. That's the whole purpose of it. But remember, you've seen Showscan in ideal conditions. I don't know what that would mean when you see it in a theatre in Manchester, with Coca-Cola stains on the screen and speakers that aren't working."

The conclusion seems to be that Showscan is being moved with painful slowness from the back burner to the front in Hollywood. But it could be a year or more before movie audiences see it. And some studios do not seem interested in joining in. "It's a great leap forward," said Mike Medavoy of Orion. "And does the company have a Showscan film planned?" "No."

Film directors, by contrast, see two excitements in Showscan. As a visual experience, both Alan Parker and John Boorman have sung its praises to me over the years and both are keen to shoot in the process. And Tony Scott sees it as a way of propelling cinema into the next epoch. "I would love to make a Showscan movie. There has to be a future in these systems, because time moves on. We can't just stay with cinema as it is."

Puttnam, too, thinks there are times when the cinema should make a leap of faith. "I have a feeling it's an interim technology. But I think we should take a chance on it, because one of the great appeals of cinema is the roadshow capability, the very special events. At Columbia we were all convinced that if you've got a wonderful theatre in Chicago, say, with a very good movie, people will drive 30 or 40 miles and book up two months ahead. We were prepared to gamble heavily on that."

The roulette wheel of cinema's future is spinning. And it will keep on spinning, says Hemdale's John Daly, though the next number it falls on is anyone's guess. "You have to keep creating new technologies. You have to. After 80 years, we still go around to cinemas with twelve cans of film. It's a very outdated way of operating. You'd think with all the technological advances, cinemas would be equipped with some 'receiver' which would do away with such a cumbersome, expensive system. I don't think we'll ever do away with cinema, but it'll be interesting to see what the 80s bring in terms of other outlets for receiving films. I suspect you won't be able to escape them. They'll be on wristwatches, in cars, in the bath..."

And the poor old film-maker? What about his plight in trying to keep his work in one piece amid the multiplying media? "I don't think," says Daly, "that the talent will be able to control how the product is exploited unless, or until, the talent actually finances the picture. Which I don't think is going to happen in my lifetime." That dream is for the next millennium.

The Long View

Curbing the itch to return to equities

IMAGINE HAVING £23bn, or thereabouts, and not having a very clear idea of what to do with it. That is roughly the position of the pension funds and insurance companies as they contemplate the investment of their projected 1988 net cash flows.

But the story behind the October collapse was one of a build-up in equity exposure to previously unheard-of levels. By the end of the third quarter of 1987 the average pension fund probably had 78 per cent in equities (say, 60 per cent UK, 18 per cent overseas).

The big nationalised industry and leading corporate schemes probably had less, the more aggressively-run schemes managed by merchant banks and independents had anywhere between 80 per cent and 90 per cent. They will not want to make the same mistake again.

Managers of pension funds and insurance companies have about £23bn they don't really know what to do with. Does this mean that corporate bonds will, at last, start to appeal, asks Barry Riley.



gilt-edged in order to fund its huge budget deficits, so it is scarcely surprising that much of this paper found its way into institutional funds.

In a roughly similar fashion, the equity indigestion of 1987 was mostly the result of the excessive

pace of new issues. Company issues reached a phenomenal £14.1bn in 1987, with some £12bn of that bunched between July and November. How different it is this year. Corporate issues are scarcely to be seen. There is still scheduled to be £5bn of privatisation issues, including the last

instalment on British Gas and the flotation of British Steel, but this scarcely solves the problem.

As for gilt-edged, well, you should have noticed by now that the public sector is moving into surplus. The precise demand for finance will depend on factors like the volume of currency intervention. But Greenwell Morgan estimates that gross sales of gilts will shrink drastically this year, from £14bn in 1987 to £5bn.

Elsewhere, it is plain that the property sector is going to be busy in 1988. For years, investment property has been dismissed as a leftover inflation hedge of the 1970s, but with a 20 per cent return it quite unexpectedly turned out to be the best-performing asset class of 1987, by a long way.

What about the rest of the £23bn? The capital markets abhor a vacuum, and it is for sure that some type of asset or other will rise up to fill it. A rerun of last year's equity market balloon can surely be ruled out on the basis that many institutions will be reducing rather than increasing their equity exposure. So the question arises of whether we will at last see the window opening for corporate bonds.

I know that this particular asset class has been prematurely tipped for revival down the years even more often than the Rover Group — and its variously named predecessors — have attracted over-optimistic merger partners. Remember that as recently as twenty years ago corporate debentures accounted for 20 per

cent of pension fund assets, compared with 2 per cent now. Arguably the revival has already begun, with a burst of issuing activity in the Eurosterling bond market. Sterling Eurobond issues by UK borrowers doubled to £2.8bn last year. Yet there are worries too. Residual fears of inflation are being fanned by the acceleration of earnings growth and the sharp deterioration in the balance of payments; these are the old curses of the British economy which helped to undermine the appeal of corporate bonds back in the 1960s.

Much will depend, too, on whether the merchant banks can design new corporate bond products which can appeal to the modern generation of fund managers as well as trustees. An important point here is that the borrowers are more likely to be upstart house mortgage repackagers than traditional industrial companies. Nothing could be more welcome to the Bank of England than a securitisation of mortgage debt, the short-term financing of which has been causing the money supply to soar embarrassingly out of control.

What could get the process rolling? Clearly, the signals in Tuesday week's Budget will be important. Tax cuts are never music in the ears of bond investors, and a strong anti-inflationary line is what they want to hear. If the consequence is a slight rise in short-term interest rates and a firming of sterling, the bond markets will not mind for long. The Grand Old Duke of York performed heroically for the Government on several occasions in the 1970s when interest rates had to be jacked up so that gilts could be sold on the way down again. Perhaps he should be dusted down and brought out for another — albeit short — ride up the hill. This time, however, his lordship would be carrying the banner of the private sector.

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MARKETS

Bold bids help market hark back to happiness

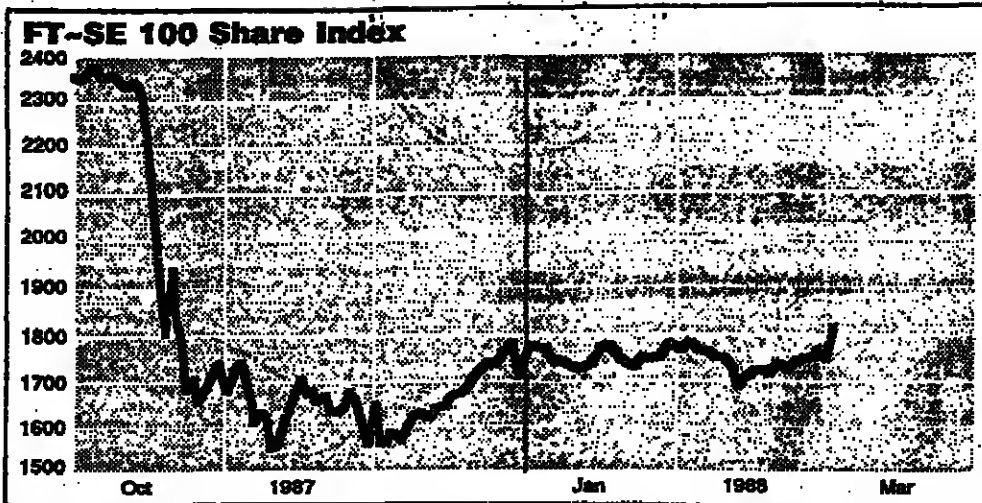
BEAR MARKET? What bear market? After months of languishing in the doldrums, the London market finally took off this week in a manner reminiscent of those innocent, long-lost days before last October's crash.

The FT-SE 100 index broke convincingly through 1,800, closing above that psychologically significant level for the first time since October 22 and the volume of equity trading improved markedly from its recent dismal levels; there was a rush of good results from blue chip companies; and, to cap it all, the week brought forth two bid proposals quite as astonishing as anything seen at the height of the bull market.

London

icit in January - £965m - had remarkably little impact on the market. This was largely because the figures were deemed to be erratically high, though they did underline continued fears of economic overheating, and will increase the pressure on Mr Nigel Lawson, the Chancellor, to limit the size of his budget tax cuts.

Several factors have combined to produce this sudden burst of market optimism. In part, London has simply been following the lead set by New York. The Dow Jones Industrial Average also reached a post-crash peak this week before yesterday's wobbles, which also took London off from its. At home, the Budget on March 15 has finally started making an impact on equity prices.



around 9.16 per cent. Several analysts are now predicting a good run on the FT-SE 100 up to 1,900 or more. But the more interesting question is whether a rise could be sustained thereafter. Many investors, still smarting from October's crash, are likely to use any rally as an opportunity to sell. The current rally could turn out merely to be the long predicted bounce back from Black Monday, before a bear market sets in earnest.

company than Beazer) would transform it into one of the world's largest aggregates producers. In industrial terms the bid - which is far from assured of success - looks sound enough. What has raised eyebrows is Beazer's financing methods. Long before Black Monday, the market had lost its appetite for the paper issued by the company to fund its expansion, and the crash made it doubly certain that any other big deal would have to be debt-financed.

From the barren to the bizarre, British Aerospace's announcement on Tuesday that it was negotiating the possible purchase of Rover astonished the motor industry and alarmed the City: BAe, which is expected to report losses for 1987 and will need large amounts of cash over the next few years to fund its civil aviation programme, is hardly a trouble-free business.

Martin Dickson

Rennie sets the pace

JOHN RENNIE does not look like a former US naval aviator. Balding, rotund and bespectacled, he is chairman of Pacer, the electronics defence contractor, which scooped the award for the USM's best overseas company this week, before announcing good results for 1987 the following day.

burden on management time. Our exposure here has also increased our chances of winning international contracts. Pacer announced an increase of 17 per cent in pre-tax profits on Wednesday, although it would have been higher without heavy investment in Sea Data, a subsidiary acquired in 1987. For 1988 analysts are looking for around \$2.5m, which values the shares on a prospective p/e of nine, which is relatively cheap.

electronics world. "Until recently, we've been the loyal opposition," says Rennie. But as Pacer expands, it poses a more serious threat which Marconi may not tolerate. Rennie argues: "It comes down to which system performs better in an aircraft. We have to be competitive on price, but it isn't the price which matters. If you don't have a system which performs, no-one will even look at the price."

on royalties, while it processes 3-D prints in Nevada and works on developing a cheaper camera. On Thursday, the shares were suspended at 16p pending the announcement of what is effectively a rescue package by Nimslo's majority shareholder, Fred Olsen, the Norwegian shipping magnate, who is offering to buy the company for £10m.

Results Due After the traumas of 1986, when revenues from the US automotive division declined sharply, the City is hoping for an increase in volume. However, this may be offset by a disappointing year for the US parts distribution business and currency movements should also have some adverse effect on the figures.

Stronger results are expected from GKN in Europe and the UK, where transmission sales look like improving. Pre-tax profits should be between £13m and £14.2m, against £13.2m before tax in 1986.

Heather Farnbrough

Junior Markets However, analysts have been disappointed by the seemingly slow progress of BALLAST, a software package which enables a ship's crew to analyse the stability and trim of a ship on a personal computer. This summer, interest in BALLAST perked up, following the sinking of the Herald of Free Enterprise.

As Piers Whitehead, an analyst at Flemings, argues: "The under-performance of the shares has nothing to do with the company's financial performance. Pacer has a strong unregarded balance sheet, proven products and a good earnings record. But it tends to be tarred with the same brush as some of the other US companies which have come to the USM."

Nevertheless, Rennie has no regrets about the decision to come to the USM in 1985. "We came to London because the window was shut in the US at the time," he recalls. "A London listing meant lower costs, fewer reporting requirements and less

burden on management time. Our exposure here has also increased our chances of winning international contracts. Pacer announced an increase of 17 per cent in pre-tax profits on Wednesday, although it would have been higher without heavy investment in Sea Data, a subsidiary acquired in 1987. For 1988 analysts are looking for around \$2.5m, which values the shares on a prospective p/e of nine, which is relatively cheap.

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Heather Farnbrough

INTEREST RATES: WHAT YOU SHOULD GET FOR YOUR MONEY

Table with columns: Quoted rate %, 27%, 45%, 60%, Frequency, Tax (see notes), Amount invested (£), Withdrawals (days). Rows include CLEARING BANK, BUILDING SOCIETY, NATIONAL SAVINGS, MONEY MARKET ACCOUNTS, and BRITISH GOVERNMENT STOCKS.

Looking like a winner

ANALYSTS ARE betting on a surge in profits at LADBROKE, the bookmaking, hotel and DIY group, when the group's preliminary results are announced on Thursday. The favourite forecast is around £15m pre-tax but there is an outside chance of up to £160m, compared with £10m last year.

Bundy, the US tubing producer, because of the crash. Meanwhile, the group has been transformed by disposals into an international specialist engineer, making comparisons with previous years difficult. Analysts believe the full effect of the group's metamorphosis in the last 12 months will not show through until the 1988 results.

The company has had a busy year with the highlight probably the acquisition of Hilton International and the low point definitely the state of stock market rumours that plagued the company in the summer. All the divisions are expected to have performed well with hotels recovering from the 1986 "terrorist factor" betting benefiting from the introduction of in-shop, TV and Texas Homecare from the DIY boom.

TT's seasonal domestic appliance business was sold before its strongest period and currency fluctuation may affect the figures. Even so, profits at TI should top £50m before tax, against last year's £45.8m.

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COMPANY NEWS SUMMARY TAKE-OVER BIDS AND MERGERS

Table with columns: Company, Bid for, Price per share, Value of bid, Status, Bidder. Lists various companies like British, Borgan Group, City Merchants, etc.

PRELIMINARY RESULTS

Table with columns: Company, Year, Pre-tax profit (£000), Earnings per share (p), Dividend per share (p). Lists companies like ANS Industries, Amstar Heavy, BBA Group, etc.

INTERIM STATEMENTS

Table with columns: Company, Half-year, Pre-tax profit (£000), Dividend per share (p). Lists companies like Bellwell, Cons Gold Fields, DPCC Holdings, etc.

RIGHTS ISSUES

Hartree Group have announced a two-for-five rights issue at 25p to raise £5.8m.

OFFERS FOR SALE, PLACINGS AND INTRODUCTIONS

Medline has raised £1m in a private placing of 1m shares at £1 each.

RESULTS DUE

Table with columns: Company, Announcement date, Dividend (p), This year, Last year. Lists companies like Abbotson, Abbotson, Abbotson, etc.

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MARKETS

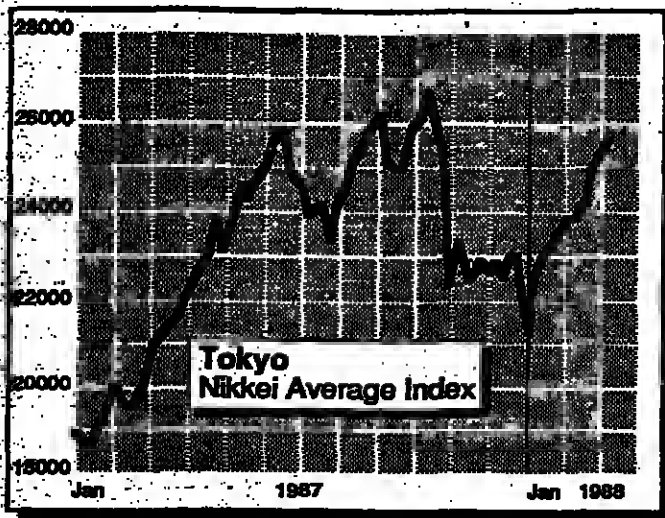
Optimism rules in the land of rising confidence

IN THIS week after Black Monday, some foreign observers were heard to say that the resilience of the Tokyo stock market was perhaps a temporary aberration.

However, the Japanese stock market this week cast great doubt on that argument as prices surged back to their levels set before the crash.

Securities, Japan's largest stock broker, said yesterday that there might now be a correction after such a sharp increase, but that the market would then resume its strong upward trend.

Others echo that optimism. Mr Hugh Trenchard, general manager of Kleinwort Benson International, a subsidiary of the UK merchant bank, said: "We may see some weakness from time to time but I do not think that we will see another crash, even if this happens in New York and London."



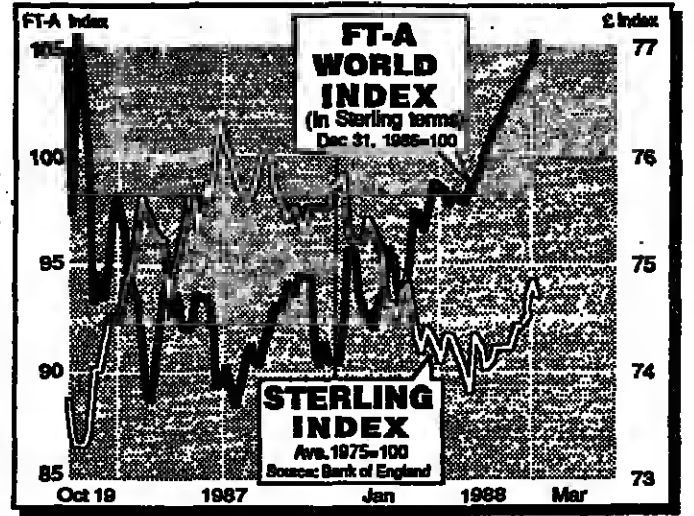
There are some strong reasons behind this optimism. The first is technical. This week's performance followed a run of 18 days in which prices had risen.

Table titled 'FT-SCIARIES WORLD INDICES' showing percentage changes for various countries like Australia, Austria, Belgium, Canada, Denmark, France, West Germany, Hong Kong, Iceland, India, Japan, Malaysia, Mexico, Netherlands, New Zealand, Norway, Singapore, South Africa, Spain, Sweden, Switzerland, UK, and USA.

Even worries about inflation have receded since the beginning of the year. Mr Satoshi Sumita, governor of the central bank, who usually never misses a chance to complain about the latest risks of inflation, said last week that prices could well fall in the next few months.

ever, not so very long ago, foreigners looked at Tokyo and correctly said that money, even Japanese money, can fall out of a market just as fast as it can fall in.

The reason is simply investor confidence, not just in the Tokyo Stock Exchange, but also in the Government and its ability to keep things working smoothly.



shows in a paper this week on the Tokyo equity market that Japanese open-ended investment funds have only about 30 per cent of their assets in equities and about 20 per cent in pension funds.

We've seen it all before

TEXACO IS the subject of takeover rumour. Drexel Burnham Lambert is calling in markets from its junk-bond clients.

Last week, takeover fever returned to the US equity market, with a virulence not seen since last summer.

Monday was a banner day. R. H. Macy joined the \$6bn battle for Federated Department Stores.

Mr Burt Sugarman offered \$1.75bn for Media General. All these bids are in cash, and that is quite a lot of cash to add to the Japanese market.

Wall Street through 2,051.89, which was reached at the close of trading of January 7. The Dow has repeatedly faltered approaching this level, which was the high point since the crash on October 19.

Having found itself in new territory, the Dow paused to find its courage again. But a spate of further takeover announcements, including improved offers all round for Federated, Postmans Little's bid for AFG, the glass maker, and C.H. Beazer's \$1.3bn

offer for the Koppers aggregate group stiffened everybody's nerve. Bid speculation also settled back on Tuesday. Pillsbury, the Minneapolis food group, and Firestone, among others.

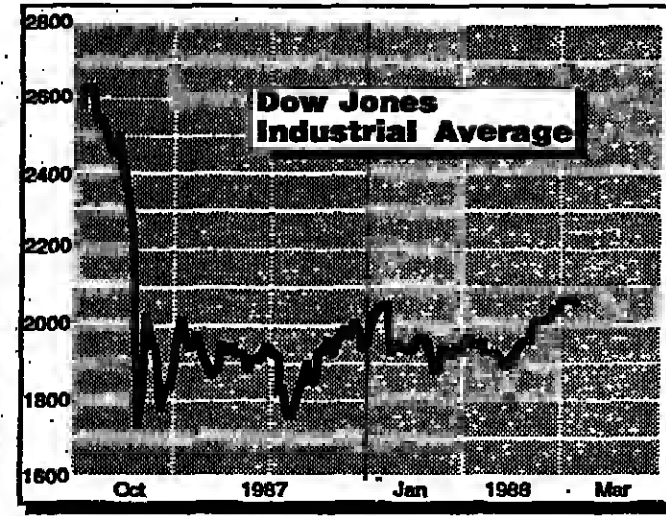
For those still rattled by the events of last autumn, this is all dreadfully sinister: a speculative orgy which will end the post-October mini-boom as surely and savagely as October 19. The bulls say there are big differences.

Long-term interest rates have been steady in a range of 8 1/4-8 3/4 per cent for some time, whereas they were rising sharply and peaked at over 10 per cent on Black Monday.

Yet, if anything, last week saw developments in speculative financing which make last summer's developments seem almost sober.

Rebuilding the company's financial structure would have been enough for most executives, but not Mr Edward Finkelstein, Macy's chairman.

Equally leveraged offer from Campden - Macy's 11 will have a business, Macy's and its lenders will spend many years hostage to small declines in consumer spending.



Of course, Federated has wonderful assets that can be sold to bring down the debt total. But short of liquidating the entire business, Macy's and its lenders will spend many years hostage to small declines in consumer spending.

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Company Notices NOTICE OF MEETING TIME ASSURANCE SOCIETY Registered Office: 60 Union Street, Oldham, Greater Manchester

AGENDA 1. To receive any apologies for absence. 2. To read the Minutes of Meeting. 3. To elect a new Chairman, and a Director of the B.S. Trusts. 4. To approve the Minutes of the last Annual General Meeting held on Tuesday, 26th April, 1987 and consider any matters arising therefrom. 5. To receive and adopt the Report of the Committee of Management, and the Accounts for the year ended 31st December, 1987. 6. To receive and adopt the Report and recommendations contained in the Annual Report of the Society as at 31st December, 1987. 7. To elect Members to the Committee of Management. 8. To re-appoint Auditors and authorise the Committee of Management to fix their remuneration. 9. To consider and, if thought fit, to adopt the following Partial Rule Amendments: (i) New Rule 37 - Membership of the Friendly Societies' Protection Scheme. (ii) Amendment of the Rules of the Society (iii) Amendment of the Rules of the Society (iv) Amendment of the Rules of the Society (v) Amendment of the Rules of the Society

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BES - 10 DAYS TO GO! HURRY! OUR BES ISSUES ARE TAKING IN MONEY FOUR TIMES AS FAST AS LAST YEAR. 1. If you want an asset backed investment, actively managed, with 100% tax relief and an exit route in only five years or so - invest in a Chancery BES issue. 2. You invest between £40,000 and £500 - the Government pay between 60% and 27% of the cost. 3. YOUR CAPITAL GAIN IS TAX FREE - UNLIKE ANY OTHER CURRENT TAX SHELTER. 4. INVEST BEFORE ANY BUDGET CHANGES ON 15 MARCH 1988. 5. Only invest in companies where you think the management is good. Read their career details in each prospectus. Is this their primary business interest? Ensure they are incentivised to make your shares grow. 6. For a 50% tax payer, a £10,000 investment costs only £5,000. If the value only doubles to £20,000, your net investment quadruples. A quoted investment would have to rise by 420% - not 100% - to leave you in the same position. 7. Use our loan facility if your money is tied up elsewhere. 8. Cheques post dated to 11th March 1988 accepted. 9. Ask for our BES guide for a simple introduction to the subject. 10. Chancery is the second biggest BES sponsor with 18 issues. We have raised over £40 million and have our reputation to protect! None of our BES companies has failed.

FINANCE & THE FAMILY

Let the buyer be aware

WITH EQUITIES in the doldrums, and with few professionals predicting a major turn-around during this year, a number of people are wondering if they should invest some of their money in gilt-edged securities.

Gilts have been the poor relation of equities for the best part of this decade, having failed to offer the best rates of return when compared with shares.

However, this year some brokers believe investors will earn more from gilts than they will by investing in shares, given the uncertain economic outlook and the residual effects of October's stock market collapse.

Gilts (government securities) can be an attractive and profitable investment. As their name implies they are a totally secure method of investment; no British Government has ever defaulted on its debts. The market is very liquid and easy to get in and out of... if at a price.

Gilts are the principle way in which the Government finances its borrowing needs. The total face value of outstanding gilts is some £135bn, comprising almost three quarters of the national debt. The market in this debt is huge. In the year to September last year the total value of stock exchange transactions in gilts was almost £1,000bn - about two thirds of the value of all transactions on the London exchange - and customer business, that is end-investors as opposed to market-makers, accounted for more than half of this.

There are two main ways of buying into the gilt market: on application through the Post Office to a scheme administered by the Department for National Savings; or by dealing directly with a stock broker. The amount you wish to invest will largely dictate which of these two avenues is best for you because dealing costs vary.

On the basis of cost alone, if you have up to £5,000 to invest in gilts then the Post Office is the cheapest way of buying into the market. A £5,000 investment would cost £21 through the Post Office, while a typical stock broker might charge about £90 for the same service.

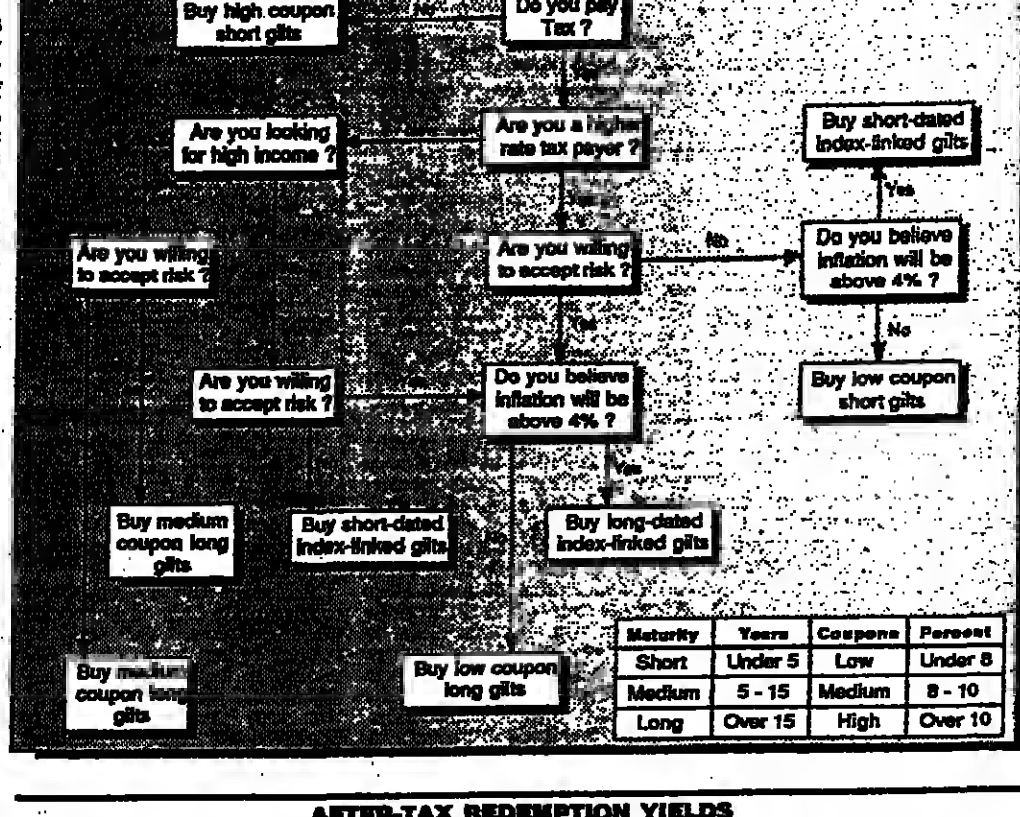
For investments above £5,000 you begin to become attractive to many City firms. For a £10,000 deal the National Savings Department will charge £41 while a City stock broker might charge around £90. On the surface the stock broker is much more expensive than National Savings, but the broker can offer what the National Savings cannot: advice on how to structure your gilts

portfolio and strategies which you might like to exploit.

Gilts are a very actively traded instrument. It is important to know what is guaranteed and what is not. The Government guarantees to pay regular, usually half-yearly, interest payments and the face value of the bond on redemption. On some gilts, known as "index-linked," it promises to pay an inflation-adjusted capital sum on maturity. But it does not guarantee any price during the life of the bond.

Gilts are free of capital gains tax. However, if you are a very active trader then the Inland Revenue might take a look and question whether your profits should be taxed. The income derived from interest payments is taxable. National Savings will

Gilts can be a secure, attractive and profitable investment. And some brokers believe investors will earn more from gilts than shares this year, says Simon Holberton



AFTER-TAX REDEMPTION YIELDS

Gilt	Tax Rate	0	27	40	45	60	55	60
2½% Exchequer-1990	6.87	5.95	5.81	5.47	5.34	5.21	5.07	
10% Exchequer-1989	9.20	6.52	5.23	4.73	4.24	3.74	3.25	
10½% Exchequer-1987	6.36	6.64	5.33	4.83	4.32	3.82	3.31	
7% Treasury-2012/15	6.93	6.61	5.51	5.08	4.66	4.24	3.81	
2% Index-linked-1989	6.40	5.94	5.67	5.57	5.48	5.36	5.26	
2½% Index-linked-2003	7.89	7.22	6.85	6.71	6.57	6.43	6.29	

Source: CL-Alexanders Lang Cracum

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pay interest to you on a gross basis, whereas a stock broker is more than likely to register your stock with the Bank of England, in which case interest will be paid net of standard rate tax.

The accompanying table prepared by CL-Alexanders Lang & Cracum shows, depending on one's tax rate certain types of gilts are more attractive than others. The table shows how certain tax rates interact with a number of indicative gilts currently traded (there are more than 100 listed daily in the FT). Although the Chancellor is expected in the Budget this month to cut the top rates of tax, the accompanying table should still be relevant to high bond tax payers.

On the surface, if one had a top rate of tax of 60 per cent then the index-linked 2½ per cent 2003 stock looks quite attractive. It gives an after-tax yield to redemption, that is up to 2003, of 6.28 per cent on current prices, compared with only 3.25 per cent for an investment in 10 per cent Exchequer 1988.

This is where your perception of risk and reward comes into play, and your reason for owning gilts in the first place. The accompanying decision-making "tree" prepared by Alexanders should aid you in making some of these decisions. But it is impor-

tant to bear in mind that prices and yields are moving constantly in the gilt market and that they can be affected by the level of sterling on the foreign exchanges, the general economic outlook, and the Government's policy on interest rates.

The latter is most important, because if the Government engineers a rise in base rate this generally has the effect of raising the level of interest rates across the whole spectrum of gilts on issue.

The relationship between gilt prices and interest rates is inverse: if the price rises, the yield falls - and vice versa. Ideally, one would want to buy when yields are high and sell when they fall, thereby taking a capital profit. This can often happen, but it also cannot.

If, for example, base rates were to rise by half a point on Monday then the price of the 2003 index-linked gilt could fall by as much as 56.42 per £100 invested. So, if an investor had to sell £10,000 of these gilts on Monday - having only bought this stock earlier this week - he would lose £562. By comparison the price of the 1989 Exchequer gilt would fall by 65p per £100, and the loss would be £65.

The same arithmetic works if base rates are lowered by half a point, or if, because there is a greater demand for gilts than there is supply, prices rise by natural market forces. In these cases the indicative losses above are turned into profits.

As with most investments, however, there is no substitute for seeking advice and making a considered decision on the basis of risk and reward. To rework the old adage, the buyer should be aware.

Just kidding folks

WITH THE end of the tax year approaching, BES investors are short on time, if long on offers. This week's crop ranges from the chance to invest in a goat breeding concern to the more familiar property developers and hoteliers.

Demand for cashmere and mohair in the UK currently outstrips supply, with imported fibres making up the shortfall. Woodstock Breeding is now seeking to exploit the growing markets for cashmere and mohair clothing in the UK by establishing a breeding centre for "superior" goats.

It also intends to breed "superior" red deer. Venison, the company argues, is an attractive alternative to the Sunday joint of beef or lamb, particularly for the health conscious as it is lower in fat.

One meat supplier has estimated that demand could rise to 5,000 tonnes a year, compared with the present 125 tonnes. Farmers would need to produce 80,000 carcasses a year compared with the current 2,500.

So far so good. However, readers with sensitive stomachs may find Woodstock's breeding methods rather unpalatable. It is effectively trying to produce a little "master race" of deer and goats by the use of embryo transplants "to increase the breeding rate of superior goats with desirable genetic characteristics such as high quality fibre, high yield and fertility."

Woodstock believes it should be making profits by 1989 - but the crunch is likely to come later. Woodstock is unlikely to be the only company to recognise the attractions of breeding these animals in the UK. The danger is that there may be a glut of livestock, and angora and cashmere will lose their exclusive cachet. The issue is sponsored by Chancery Securities and closes on March 15.

Among the more familiar themes is Headbourne Worthy Medical which seeks to raise £1.7m by March 25 to build an upmarket nursing home next to its existing retirement village at Headbourne Worthy House, Hampshire.

Elegant Ways is looking for £2.3m to develop its existing hotel and health club business by combining the two as one in new sites. The sponsors are Oakland and the offer closes at the end of this month.

Dexta Estates is seeking £5m and has already acquired the businesses of two of its directors as a basis. It intends to concentrate on the south of England. Applications close on April 5 and the sponsors are Minister Trust.

Finally, the second timber merchant in recent weeks to raise money under BES is Highland Sawmills, which is looking for £2m through an offer sponsored by Anthony Wiener. The company wants to buy and convert felled logs into finished timber products for sale in the UK, mainly to construction companies. One for the BES investor who can still see the wood for the trees, perhaps.

Worth a careful read

HARVARD Securities, the over-the-counter house, is extending its offer of gift shares in Medivest, a newly formed company established to invest in high technology medical projects, to further clients. So far, 4,000 have applied. However, it is worth reading the prospectus carefully, as shareholders may find it is less attractive on a second reading.

Harvard originally offered the gift to its unfortunate clients who had lost money in VTC, a video software company which went into receivership, and to shareholders who invested in some other Harvard companies that went into voluntary receivership.

Harvard effectively owns Medivest, and intends to keep all the 20m fully paid ordinary shares it already holds, although it is gifting 30m "A" shares. The two directors of Medivest are also directors of Harvard.

Harvard is offering the same terms for the extended offer as the original offer. The 0.25p "A" partly paid gift shares carry no voting rights and dividend entitlements are worth only one sixteenth of the fully paid ordinary shares in Medivest.

However, one drawback for "A" shareholders is there is no guarantee of a future market in the shares. In the Medivest prospectus, Harvard says that as a licensed dealer, it can provide a market in both class of shares on the OTC.

But when the Financial Services Act is implemented on April 1, Harvard will have no authority to deal, unless it wins authorisation to do so from one of the self regulatory authorities. Last year, it was refused external membership of the Stock Exchange.

Miss Sarah Benrose, of Harvard, claims: "After the first of April, we will continue to make a market in Medivest, as we have applied for interim authorisation and are confident that we will get it."

However, if Harvard fails to win authorisation, it looks unlikely that anyone else will deal in Medivest. As the prospectus warns, "no other dealers have declared an intention to provide such a facility," and "no application has been, or is proposed to be, made for these securities to be admitted to the Official List of the Stock Exchange, or the third market."

Furthermore, while the partly paid shares are a gift, shareholders will have to pay well over book value later if they want to keep them. Once the gift is completed, Medivest will call on "A" shareholders for a £1.5m rights issue. "A" shareholders will be able to take up one new ordinary share for every "A" share held by paying 5p a share. This is a premium of five times to the book value, which is pretty demanding for an investment company with no track record intending to invest in a highly speculative area.

The alternative for "A" shareholders is to convert into ordinary shares at 3.75p each at the company's first AGM - but this will not happen until the company has been trading for at least 12 months. Each time a shareholder converts, Harvard is getting 2.75p (ie 3.75p less the 1p book value of the shares).

The second and final opportunity to convert is after the second AGM, again at an unspecified date. But the price will be determined by the directors, depending on the price "quoted by any one or more dealers in the ordinary shares" - if there are any.

Holders of "A" shares who fail to convert by the second AGM will then have the choice of buying back their shares on the basis of one ordinary share for 15 "A" shares, ie at 4p, or selling them back to Harvard for 0.25p.

JUPITER SPECIAL SITUATIONS FUND

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Now a team of outstandingly successful investment managers who have previously only dealt with substantial private portfolios are launching a new unit trust. The Jupiter Special Situations Fund.

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We believe that this consistent performance record during 1987 - which was a difficult investment year - is exceptional.

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Duménil Income Strategy Fund

INTRODUCTION

A new unit trust with the aim of producing high income and capital returns from investment in all the major equity and bond markets.

Too many "high income" funds concentrate on a potential capital growth with a slightly higher than average income yield, which is reasonable in good market conditions, but in an uncertain environment the result can be an uncompetitive level of income, together with an unnecessary level of risk.

Duménil Income Strategy Fund intends to combine much higher income returns with reduced capital risk, whilst retaining prospects for long term growth.

HIGH RETURNS

Whilst we shall be looking to fixed interest forms of investment to secure a high level of immediate income, at an estimated 8% gross (after deducting annual management fees) this does not mean that growth prospects are being ignored. Inflation levels in several European countries are falling, which is highly beneficial for bond investment. Moreover the fund will include equities selected for their strong dividend policy. Thus there are good prospects of real income and capital returns being generated.

LOW CHARGES

The Fund will have an exceptionally low initial charge of 4% and an annual management fee of 1% (+ VAT). The latter reflects the ease and low cost of dealing in the investments which comprise the portfolio.

QUALITY

Initially the portfolio will concentrate on Europe and the UK and will comprise high quality fixed interest investments, convertible securities and shares in blue chip companies which are sheltered from exposure to the US Dollar and whose profit forecasts for 1988 remain intact.

DEFENSIVE

At all times, the managers shall look to protect a significant proportion of the capital value of the Fund through the use of fixed interest and convertible securities and it is envisaged that prospects for future capital growth will be catered for by selective investment in high quality "blue chip" shares.

FIXED PRICE OFFER

Units are on offer of the fixed price of 100p until 11th March 1988 only, and the minimum initial investment is £1,000. There is a 2½% switching discount available to unit holders.

To invest, please contact your independent financial adviser or send the coupon, with your cheque, without delay.

If should, of course, be remembered that the price of units, and the income from them, may go down as well as up and therefore your investment should be looked upon as long term.

FIXED PRICE OFFER UNTIL 11TH MARCH 1988 ONLY

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I am/ we are over 18 years of age Please tick box if investment of income is required. (This offer is not open to residents of the Republic of Ireland).

Please send me a copy of Duménil European Investment Bulletin (Please tick)

SURNAME (Mr/Ms/Ms/Ms/Ms) _____
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ADDRESS _____
POSTCODE _____
DATE _____
SIGNATURE _____

Further information: Units can be bought (at later prices) or sold (at bid prices) calculated on a normal approved by the D.I.I. on any business day of the price prevailing on the day instructions are received. Prices and yields are published daily in leading national newspapers. Current rates are normally displayed within seven days. Certificates are normally sent out within 10 days of receipt of unencashed cheques. An initial charge of 4% on the amount invested is deducted from the proceeds. Thereafter the annual management fee is 1% (plus VAT) deducted monthly from the income of the fund. The fee can be increased to a maximum of 2½% (plus VAT) with three months' notice to the unit holder. DISTRIBUTION DATES: 3rd March and 30th September. Distribution cheques will be sent to the unit holder's registered address together with tax vouchers. Income may be reinvested. The Fund does not pay CGT but unit holders may be liable if their overall gains exceed the annual allowance. TRUSTEES: Chase & Co., 57 Abchurch Lane, London EC4A 3DF, who hold all the assets and ensure compliance with the terms of the Trust Deed. A copy of the Trust Deed is available for inspection during normal working hours. MANAGERS: Duménil Unit Trust Management Limited, 54 St. James's Street, London SW1A 1LE. The Fund is UK authorised unit trust.

Heather Farnbrough



When market conditions change, so should your investment strategy

mean that growth prospects are being ignored. Inflation levels in several European countries are falling, which is highly beneficial for bond investment. Moreover the fund will include equities selected for their strong dividend policy. Thus there are good prospects of real income and capital returns being generated.

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Better news at UKP

TWO YEARS ago, the unthinkable happened - a long-established traditional mutual life company ran into financial trouble. From out of the blue, investors holding with-profit contracts with United Kingdom Provident Institution were told that the company was in trouble and had had to be rescued by another mutual life company, Friends' Provident Life Office.

Although technically an operational merger, effectively it was a take-over by Friends' Provident, and there was considerable concern among certain UKP policy holders, who regarded the merger as a "shotgun marriage" imposed by the Department of Trade and Industry.

However, the first tangible results of the rescue came this week when UKP announced the first bonus declaration since the merger. One of the first actions taken by the new management was to slash the interim bonus rates by 10 per cent from the high 1986 declarations - bonus levels that Fred Cotton, managing director of both companies, said were not sustainable.

No indication was given as to whether this action in itself would be sufficient. As it turns out, investors will be relieved to hear that there is no further cut in bonuses. The reversionary bonus declarations for the two-year period to end-1987 effectively maintain the interim rate, while the terminal bonus rates also remain unchanged.

However, the rates shown in the accompanying table are still 10 per cent below those declared at end-1986, and this is at a time when most other life companies are maintaining reversionary and terminal bonus rates.

Investors with maturing life policies will find UK Provident way down the performance league, while Friends' Provident either heads the tables or is near the top.

The actual results are in complete contrast to the picture being given by UKP in its marketing heyday prior to its problems. Several investors and their

	End 1987	Interim Rate	End 1986
Life Contracts			
Reversionary Bonus 1986-87	53.00%	54.00%	54.90%
Annual equivalent	54.00%	55%	55%
Terminal Bonus	55%	55%	75%
Pension Contracts			
Reversionary Bonus 1986-87	57.10%	55.00%	55.05%
Annual equivalent	55.00%	55%	60%
Terminal bonus	55%	55%	60%

advisers were enticed into UKP on the face value of these claims, and these investors must not accept that while they will not lose money as such, they are unlikely to get a top return from their with-profit contracts, at least for the next few years, as was indicated by the company's projections at the time they made their investment.

Indeed, it was the attempt by UKP to become a top performing traditional life company without having an adequate capital base and adequate management control that was the root cause of its problems.

However, investors will be consoled by the progress report given by Fred Cotton on the financial progress of UK Provident, which looks promising.

Investors will recall that there were three factors causing the company's problems: a high level of expenses; a high risk investment strategy that went sour and a high level of new business and high bonus rates.

Friends' Provident has tackled all three with considerable success. Full details will be available in the financial report of UKP due in next month. However, Fred Cotton did reveal that expenses had been cut from £38m in 1986 to £10m last year, some of this saving coming from UKP ceasing to write new business.

The other success came on the investment front, which is now managed by Friends' Provident. Since UKP is now a closed fund, the investments ultimately have to be primarily in fixed-interest form to match the maturing li-

Eric Short

Dial a share

BRITISH Telecom has entered the financial services market. It announced this week that it has acquired a majority interest in Sharelink, the execution-only share dealing by telephone service.

It has bought a 64 per cent stake in Sharelink, which was launched ten months ago by David Jones, its chief executive, in conjunction with Birmingham-based stockbrokers Albert E Sharp.

It offers one of the cheapest dealing-only services, with a minimum of £15, and recently began offering a seven days a week trading facility. It already has a client list of over 8,000 shareholders.

Under the new set-up, Albert E. Sharp will have 28 per cent holding and David Jones, who remains as chief executive, four per cent.

Jones worked for British Telecom in helping to set up its computer-based telephone enquiry service, which was used to handle the group's privatisation offer.

It was this that gave him the idea of setting up a different kind of share dealing service, which offers no advice or share information and has little to do with traditional stockbroking.

Dr Sydney O'Hara, managing director of British Telecom Enterprises, said: "developing the use of the telephone to supply financial services was considered an area of major potential."

John Edwards

Options for the revolution

A MAIN feature of the pensions revolution is that from April 6 employees will be able to opt out of their company scheme and switch to a personal pension, starting from July 1, which can effectively be backdated to April.

That personal pension can also be used to contract out of the State Earnings-Related Pension Scheme (Serps).

Until now, personal pensions have been available to the self-employed and to employees not in a company scheme, only as an addition to Serps.

The new-style personal pensions have been modeled on retirement annuity contracts, though there are certain changes. They operate on the money purchase principle. Contributions are invested in tax exempt funds and on retirement the accumulated value is used to buy a pension.

However, behind this very straightforward concept lies a mass of complication, most of it Government-inspired.

For a start there are two versions of personal pensions:

(a) the appropriate personal pension used to contract-out of Serps, which is available only to employees.

(b) personal pensions which are available to both employees and the self-employed.

For appropriate personal pensions, the contribution rate is the National Insurance contracted-out rebate, which is the difference between the full contracted-in rate and the contracted-out rate. From April 1988 this will be 3.8 per cent of earnings between £2,132 and £15,928, split 2 per cent employee and 1.8 per cent employer.

The employee gets tax relief on his contribution.

Employees who have not previously been in a contracted-out company scheme for two or more years qualify for a 2 per cent incentive payment until April 1993.

The rebate will be paid from the normal National Insurance contribution, collected and accumulated by the Department of Health and Social Security over the tax year. It will be paid over as an annual lump sum to the institution providing the personal pension, together with the tax relief and any incentive payment, soon after the end of the tax year.

For personal pensions, available to the self-employed and employees the maximum allowable contribution rates are 17.5 per cent of total earnings up to 55 years old; 20 per cent to 51-55 years; 22.5 per cent to 56-60 years; and 27.5 per cent to 61-75.

Employees can contribute to employees' personal pension but there is no legal obligation to do so.

Employees pay contributions net of basic rate tax. Any higher rate tax would be reclaimed through adjusting their tax code.

The self-employed pay contributions gross and adjust their tax bill, as at present.

Retirement benefits (a) Appropriate personal pensions. Payment of benefits starts from State retirement age - currently 65 for men and 60 for women. Employees take the accumulated cash value and buy a pension from a life company. This pension must offer the same rates for men and women and provide a 50 per cent spouse's pension - and increase by 3 per cent a year (or the Retail Price Index if less).

(b) Personal pensions. Benefits can be taken at any time between 50th and 75th birthdays. Up to 25 per cent of the accumulated value can be taken as a tax-free cash sum (maximum £150,000) but the remainder has to be taken as income.

The pension is bought from any life company. There is a maximum of 10 years over which the pension payments on a single life contract can be guaranteed.

Death before Retirement On both types it would be a return of the fund, or under

with-profits policy, a return of premiums with or without interest according to the policy.

Further life cover can be arranged - the cost coming out of the maximum contribution up to 5 per cent overall.

Investment Life companies, unit trust groups, banks and building societies will be able to provide personal pensions.

There is no investment restriction as such under personal pensions, other than that imposed on each institution by the relevant legislation.

With appropriate personal pensions, employees can only hold one contract for a particular year's payments. But they can change providers each year if desired and transfer benefits from one provider to another once a year.

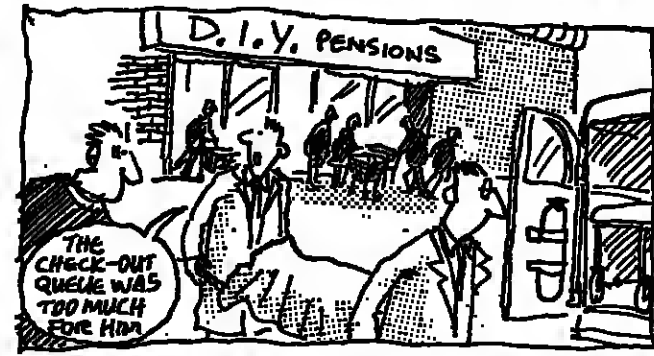
With personal pensions, individuals can spread their contracts between as many providers as they want subject to the minimum premium on the contract and the overall level of their contribution.

With equity or property based personal pensions, the employee gets the full benefits of investment growth but equally carries the risk of a decline.

Charges For linked assurance linked pension contracts and unit trusts there would be an initial charge deducted from the contributions and an annual charge on the underlying fund.

Bank and building society deposit schemes could, if normal practice is followed, have expenses as a first charge on the investment income.

Eric Short



Come into the closet

INDEX CLOSING are the new buzzwords for investors - Ivory & Sims this week launch an off-shore umbrella fund, the Atlas fund, which will use an investment technique known as index closing for its five share-based sub funds.

It is similar to index matching used by many fund managers to keep track of the overall average market trend. But, with index closing, the investment portfolio for each sub fund is weighted in accordance with the different sectors, with the relevant geographical index - such as the FT A All-share index in the case of the UK - used as a benchmark.

Within these sectors the fund managers choose stocks which they consider will outperform the sector average.

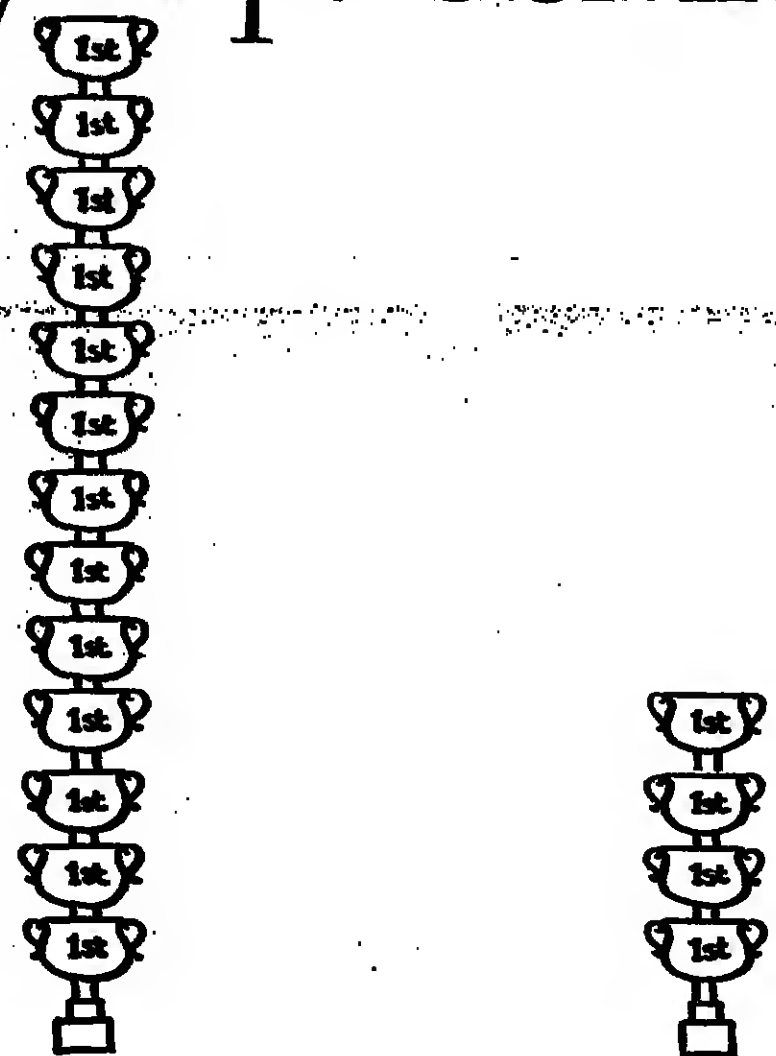
However, this technique will only be used for five of the 15 sub funds included under the Atlas umbrella - the UK, North American, Continental Europe, Japan and Pacific portfolios.

The launch of the Atlas umbrella fund, an open-ended investment company registered in Luxembourg and managed in Guernsey - and listed on the London and Luxembourg Stock Exchanges - marks the first move by Ivory & Sims to spread its wings outside investment trusts and follows the rebranding of Richard Cairwell, previously of County NatWest unit trusts.

Cairwell says the Atlas fund, which will apply for distributor status to encourage participation by UK investors, would operate on similar lines to authorised unit trusts. It was aimed to give flexibility to investors in current uncertain market conditions. There was a wide choice, and the

John Edwards

Which company would you buy your pension from?



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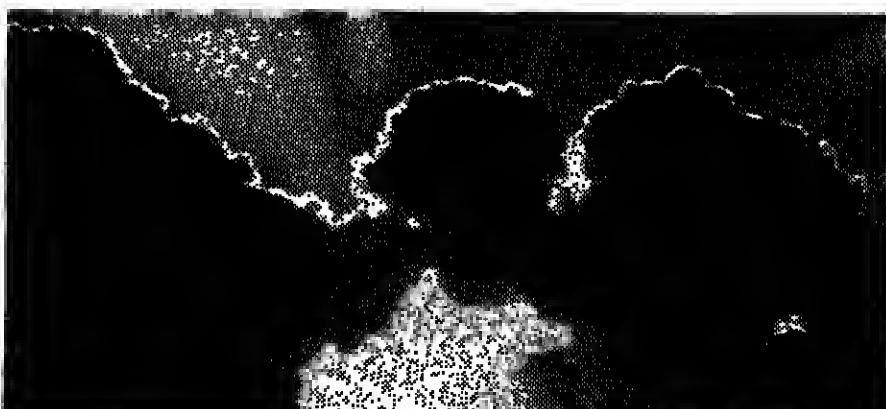
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Out of adversity comes opportunity

But how can the small private investor exploit the situation?

So that you can take advantage, Scottish Unit Managers are launching a new authorised unit trust: the Scottish Growth and Recovery Fund.

The aim is to provide capital growth through investment in a range of UK companies. Initially the Fund will be invested in 20 to 30 stocks split between major companies and lesser known names.

The emphasis will be on companies with exceptional growth prospects and those whose recent share price activity gives scope for above average recovery. The estimated gross yield is projected at 2.5%.

Minimum initial purchase will be £500 (£100 for subsequent purchases). The offer price will be 50p per unit from 1st until 11th March 1988.

If you invest up to £2,499 on or before 11th March you will receive a 1% bonus of units.

Invest over £2,500 on or before 11th March and you will receive a 1.5% bonus of units.

The new Fund's investment advisers, Anthony Johnston and Tim Hall of Martin Currie, our parent company, already manage a unit trust of over £100,000,000. This fund has consistently appeared at or near the top of the performance surveys in its category since launch in 1982. To quote our advisers, "It is our firm belief that the current level of the stock market offers great opportunity for long term investors in UK equities."

Will you benefit? Don't miss the opportunity, send in your application now.

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FINANCE & THE FAMILY

Currie goes for growth



David Skinner: long-term investment aims

A TWO-WAY option is being offered by Martin Currie, the Edinburgh investment group which last September took over full ownership of Scottish Unit Managers (SUM). This is a move to expand its unit trust business. For those who believe, as the group does, that now is a good time to get back into the equity market, when values are well down from the pre-October peaks, it is offering a Growth and Recovery Fund. This will invest in 20 to 30 UK companies, split equally between large and small, which are considered to have exceptional growth prospects. Minimum investment is £500 and during the launch period until March 11 there will be a fixed offer price of 50p a unit, and bonus allocations of one per cent of units for investments up to £2,499. 1.5 per cent for £2,500 and above. However, for those who are still nervous about stock market trends, the group is providing a "waiting room" in the form of a high interest cheque account opened in conjunction with the Clydesdale Bank which allows you to buy unit trusts when you want at a special discount.

The idea is that your money earns a competitive rate of interest, currently 6.25 per cent gross, linked to money market rates, until you decide the time is ripe to go into the stock market. When you do so you automatically receive a one per cent discount on purchases of any of the SUM funds. Alternatively you can arrange just for the interest earned on your money to be invested in the fund of your choice. The minimum lump sum investment is £200, but it is only £25 if the purchase is made from the quarterly interest payments. Minimum investment in the special Clydesdale high interest account, which allows instant cash withdrawals without loss of interest and a cheque book service although cheques or transfers must be amounts of £200 and over. The Scottish Growth and Recovery Fund is the first to be launched since Martin Currie took over SUM completely from its two previous partners, British Linen Bank and Aberdeen Fund Managers. It was a partnership that had not worked particu-

larly well, with most of the eight funds performing poorly - according to Money Management's annual survey of unit trust groups' performance, only 34 per cent of the SUM funds were above the median performance during the three years to end 1987. British Linen Bank wanted to pull out since its parent company, Bank of Scotland, had chosen to become an independent intermediary, unable to offer its own products, and Aberdeen Fund Managers decided to take over four of the funds when the partnership was dissolved. Since then, Martin Currie has transferred one unit trust it was already managing, with some success, the International Growth Fund, into the SUM range. It has added a sixth fund as part of a general long-term expansion programme. David Skinner, managing director of Martin Currie, which has built up funds under management to more than £2bn in 10 years, emphasises that the move into unit trusts is a long-term plan. "It may seem silly at present, but we feel that the day of the equity has not passed," he said. As part of the expansion plan, Martin Currie has linked with the Northern Rock Building Society which last week claimed to be the first society to establish its own unit trust subsidiary. It has been appointed investment adviser to the society, the 14th largest in Britain, which has set up a unit trust-linked additional voluntary contribution pension contract as its first product.

John Edwards

Abbey unveils all-in account

ABBNEY NATIONAL this week unveiled details of what it hopes will be the current account deal no-one can refuse. From Monday, current account holders at the Abbey will enjoy incentives offered by none of its competitors among the banks or building societies. All accounts in credit will earn 4 per cent interest. For deposits of £2,500 and upwards, high interest cheque account rates are available, rising from 5.24 per cent to 7 per cent for deposits of £25,000 or more. A £100 cheque guarantee card is available if you pay at least £500 a month into your account or can show that you have an income of more than £10,000 a year. No transaction charges of any sort in credit or in overdraft other than a fee of £7.50 on bounced cheques. However there will be an interest charge of 1.5 per cent per month on authorised overdrafts and 2.2 per cent on unauthorised ones. The Abbey is the second major building society to offer a current account which pays interest and provides a cheque book. Last May, the Nationwide Anglia launched its Flex Account, which also offers the whole panoply of

plastic card, chequebook, cheque guarantee card, credit card, direct debit, standing orders, bill payments services and overdraft facilities. However, Abbey National's account pays more interest on deposits of under £100 - on which Nationwide Anglia pays only 3 per cent. Not until you have £200 in the bank with the Nationwide do you get 4 per cent. The other main rival to the Abbey's account is the Vector Account which the Midland Bank launched in May last year. It pays 4.5 per cent on current accounts, but charges a flat transaction fee of £10 a month. However, it does have a "sweep facility". Once a month the bank automatically moves any funds above a specified level into a separate savings account, where they earn 5.6 per cent. Midland says that Vector, which currently numbers about 50,000 out of its total of four million current accounts, is aimed at those in the 25 to 44 age group who have good salaries but do not wish to be bothered with day-to-day money management. Abbey National and Nationwide Anglia are aiming at a much larger market: those who resent paying bank charges and want to see their current accounts earning money. An advertising campaign planned shortly by the Nationwide Anglia says cheerfully that "Anyone who doesn't pay interest on a current account is a banker." In fact, the Nationwide Anglia and the Abbey National have gone almost all the way to being bankers themselves. Despite the high cost of cheque clearing (the major banks estimate that they lose money on each cheque they clear), both societies are setting up their own cheque clearing facilities rather

than using other banks as their agents as building societies have done up till now. The new accounts will be indistinguishable for most purposes from ordinary bank accounts. The chief advantage that a customer will be able to get from a bank but not from an Abbey National account is an overdraft of more than £1,000. The banks do have some other advantages - a larger branch network, for instance, than the building societies. The Abbey National's 674 branches compare with the Midland's 2,311 branches or Nationwide's 3,133. The banks also claim to be able to offer a wider range of personal services to customers, though there now seem to be few gaps in what the building societies are able to provide. The societies claim that the public, disgruntled with years of bad service from local bank branches, is turning to them in droves. Nationwide Anglia says it will have opened more than 500,000 new accounts when Flex Account's first year ends in May, a bigger share of the 2.25m new accounts opened during the period than that of any other financial institution.

David Barchard

Satisfaction guaranteed?

WHAT'S IN A guarantee? A number of schemes have been launched which combine an interest-paying investment with some kind of equity linking, such as a unit trust. The idea is to give the investor a degree of protection in times of volatile stock markets with schemes that either guarantee your capital will not be lost or enhance the benefits of regular savings. However, safety does not appear to be as marketable as risk. Plans featuring protection of your original capital have not been a runaway success. Fidelity announced last week a Guaranteed Capital Plan, which it claimed was a "covered" investment offering protection of the stock market as well as guaranteeing the initial capital over a five year period. In fact it is not the first of its kind and, like similar schemes, the guarantee of preserving your initial capital is only achieved at the expense of flexibility. With a high minimum of £5,000 it puts three quarters of your money into a five-year guaranteed growth bond, which matures to return the original investment in full. The remaining quarter goes into a portfolio of aggressively managed Fidelity Trusts.

allocation of units is added at the end of the plan. There is a 3 per cent discount on units purchased, but this is offset by a 2.5 per cent front-end fee. A low level of return in rising markets is the price you have to pay for a plan which provides a guarantee. What is more, a fixed investment term, like the five year period of the Fidelity and Gartmore plans, reduces your flexibility to move if market conditions change. It is much simpler to keep a proportion of your assets in a building society. The main advantage of interest-bearing fund plans is convenience. You could operate the same type of scheme for yourself by using a building society account which allows payments by standing order. You would then have your own choice of unit trust group to invest in, but you would have to keep a high minimum amount in the account in order to earn a competitive rate of interest.

Christine Stopp

Picked up the latest shares?

ShareLink is a 7 day a week telephone service for investors who want to be in shares. There's no fuss or bother and you hold the phone 021-200 2242 between 8.30am and 6.00pm on weekdays and from 10.00am to 4.00pm on weekends. We act on your behalf at a minimum commission of £15 and a minimum purchase order of £100. And the contract note is sent to you the same day. In fact, it's probably the easiest way there is to pick up shares.

SHARELINK

A service from Albert E Sharp & Co, Members of The Stock Exchange, working closely with British Telecom.

Gartmore's Safeguard plan, launched as long ago as October, 1986, had the same idea. The money you put up - the minimum investment is £1,000 - is divided into two parts, with 70 cent going into a guaranteed growth bond and 30 per cent into Gartmore's Global fund. The bond guarantees the return of your original capital in five years, while the unit trust is supposed to provide some growth in value as well over the period. It is very much a five-year commitment since surrender values on guaranteed bonds are not likely to be good should you want to take your money out early. Guaranteed bonds are taxed in the same way as any other single premium bond, which means there may be a heavy income tax complications on maturity. Notably, the bond may reduce age allowance in the year of encashment. In contrast you could preserve £1,000 tax free by putting £725 for five years into the 33rd issue of National Savings Certificate. However, neither alternative protects you against inflation. You should see some gain on the unit trust element of your investment over the five-year period, unless the stock market continues to decline or management of the fund is poor. In fact Gartmore's Global fund had grown by just under 130 per cent over five years to February. The trouble is, the gain is only on 30 per cent of your money. A £5,000 investment in Safeguard, had it ended in February 1988, would be worth only £8,950 compared with £11,600 had all the money been invested in the unit trust element. Save and Prosper's Sharesafe, which appeared last September

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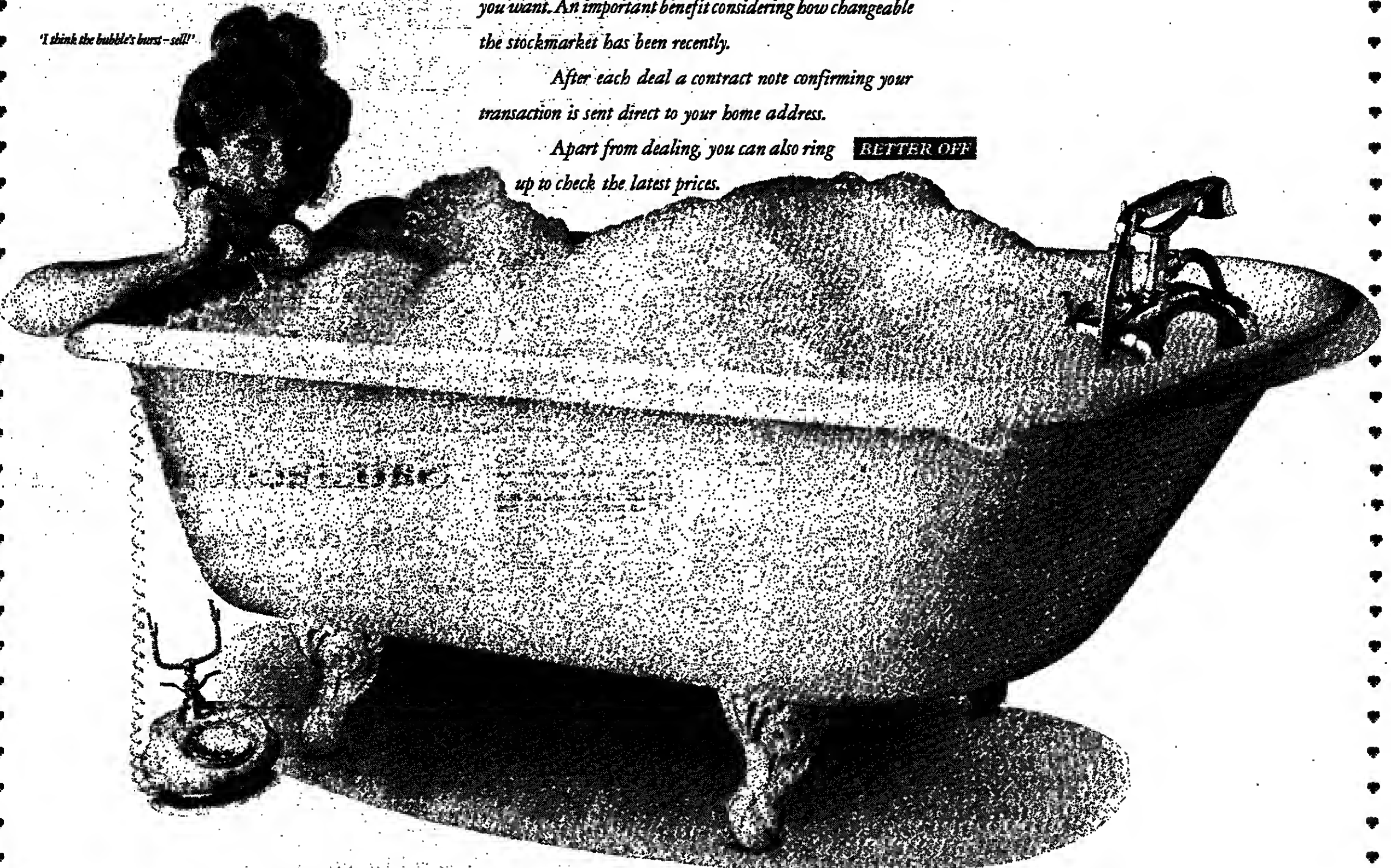
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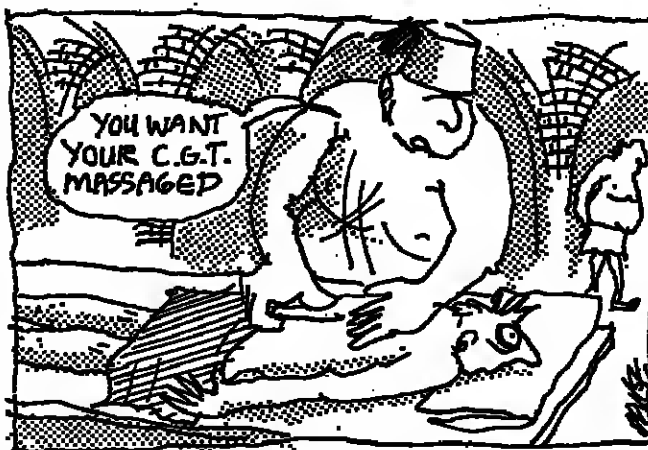
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FINANCE & THE FAMILY

Coming home? Beware Capital Gains Tax, says Donald Elkin

How to avoid a tax headache

SUBSTANTIAL NUMBERS of Britons who work overseas own UK properties. While some keep them free for their own use, others prefer to generate an income by letting. But whichever it is, a potential Capital Gains Tax problem awaits their return to Britain. Indeed, this can happen even earlier if one of the marriage partners, usually the wife, is treated as a UK resident while owning the family home either outright or jointly. You must bear in mind that the gainful sale of a property in Britain or elsewhere, when you are resident or ordinarily resident in the UK, can give rise to a Capital Gains Tax liability unless it was your principal private residence (PPR) throughout your ownership - although the last two years will be exempt in any event. Partial exemption is available if the property was your PPR for a shorter period. The problem is that while you are working overseas this exemption is put in jeopardy because your principal property might not, in truth, be your main residence. Happily, the legislation recognises this difficulty and incorporates provisions designed, in appropriate circumstances, to preserve the relief. It is important to appreciate that a property cannot be regarded as your residence unless you are living in it as your



years lived in your sole property in Sussex before taking a job in Hong Kong where you rent accommodation. Since you are not expecting to be home very frequently, your Sussex property is let during your absence. Nevertheless, provided that you occupy it on your return - or the concession applies - full exemption will be preserved. For, although while absent you clearly had another residence - the Hong Kong property - it was not eligible for relief. Your young colleague, Smith, is less fortunate. He had no property in Britain before going abroad but during his last leave bought a new and expensive London flat. Unless he can show that during his leave he occupied the property as his PPR - which, together with a nomination in its favour would satisfy the first part of the "before and after" rule - exemption will not begin to run until he finally returns to Britain and takes up residence in the flat.



arrangements. In these circumstances the legislation deems him to live in the property he owns, so a simple main residence nomination in its favour will produce the desired result. But what would be the position if, following a transfer to Paris, you purchased rather than rented a home there while continuing to visit and live in your Sussex property on a regular basis? Since both could qualify as residences, a main residence nomination in favour of the Sussex property should be made within the two-year period. The rules will then assume that you have never been absent from it and exemption will be secured without even having to consider the "before and after" rules. Should you visit infrequently the situation will be less clear and letting would undoubtedly result in forfeiture of the exemption. Since there would then be no period when both properties would simultaneously be your residence, right of nomination would be lost with the result that during the period of absence the Paris flat would be "eligible for relief". Should all else fail, the returned expatriate could eliminate the problem by disposing of his property to a suitable trust (giving him the right to occupy it as his residence), rolling over the capital gain as he does so. Donald Elkin is a Director of Wilfred T Fry Limited of Worthing.

Gift of a house



I am 60 and have been a widower since 1970 when my wife was relieved from further long years of suffering and degeneration as the result of multiple sclerosis. With the course and length of her illness being unpredictable, no customary arrangement of our affairs was possible. Since her death, although able to make some contribution, albeit inadequate, towards the housing of our two elder adult children and their families, I have not, as yet, been able to make firm provision for our youngest daughter now aged 33, who since her mother's death, has been domiciled and working in Germany. I live in a large house effectively inherited in 1937, with no formal valuation being made, the top floor of which I converted into a three roomed holiday flat for the use of my wife some time after our marriage in 1938. Access to the flat, all three

rooms of which were lockable, is via the main staircase and entrances of the rest of the house. Since my wife's death, the flat has been regarded as belonging to our younger daughter, and has been visited and lived in by her on her visits home, although I have retained a duplicate set of keys to enable necessary supervision and care and maintenance during her absences. This might have been regarded as my retaining an interest and therefore

debarred from gifting. It always has been necessary for me to retain the rest of the house to myself during my lifetime, and is still the case, with the intention that the whole house should go to my younger daughter on my death. Introduction of Inheritance Tax in place of Capital Transfer Tax, not only upsets all previous intentions, but makes me liable on the whole, of whatever assets I leave, including the whole house. I would indeed appreciate your help with respect to whatever tax efficient ways are open to me to effect my intentions. We think that you would be possible to unearth some evidence of a gift of the flat to your daughter soon after your wife's death. If not you would probably wish to make such a gift now; the retention of keys in a caretaking capacity should not constitute the reservation of a benefit.

Family planning

Our wills provide for the testator's share of the total estate, including the house, to pass to the survivor. My wife and I appreciate that, for Inheritance Tax purposes, it is better for the share of the first to die to go to the children straightaway, but, in case of possible strained circumstances at the time of the first death, this may not be the best interests of the survivor. Could this be achieved if desired by use of the Deed of Family Arrangement by which I understand that the survivor can vary the terms of the will within two years of death?

from the age of 18 onwards; and that the capital will be paid out at such later date (e.g. on the death of the income beneficiaries) as you provide - usually to the other beneficiaries. Alternatively, and more commonly now, the whole fund will be payable to the income beneficiaries on their attaining 18 or 21. Any standard textbook on Inheritance Tax should help you, but your solicitor will be better able to explain the options appropriate to your particular situation.

Taxable income

My title deeds contain a covenant restricting my next door neighbours from any form of redevelopment. I have received confirmation that the restrictive covenant is legally binding and enforceable. They now wish to sell their land to a developer, and I have been offered a not inconsiderable sum to release the restriction and allow development to occur. Could you please tell me whether this compensatory sum will be subject to capital gains tax? Yes; section 20(1)(c) of the Capital Gains Tax Act 1979 catches "capital sums received in return for forfeiture or surrender of rights, or for refraining from exercising rights". The solicitor who advised you on the enforceability of the covenant will, of course, be able to guide you through the tax aspects of the transaction as well.

Trust for children

I wish to set up an accumulation and maintenance trust for the children of my niece. I shall employ a solicitor but it would be helpful to know something of the background before consulting him. Can you recommend any suitable publications? The basic principle is to provide for the fund to be used so that the income will be accumulated by adding it to the capital during the years when the beneficiaries are under 18, except where the trustees decide to pay out part (or all) of the income in any one year for the education, maintenance or benefit of one or more of them; that the income will be paid to the beneficiaries.

Smart thinking

I am trying to buy a house in Somerset and I am being held up by two problems. 1. The house was sold to the present owner only six months ago and we are told that the registration documents are still with the Land Registry. The cost

Widow's mite

An uncle has left a will which virtually disinherits his wife. Does she have any redress? His estate, consisting of house and effects, cash and bond - about £250,000 in total - is formed into a trust. The whole of the income from the trust goes to my aunt during her lifetime, but on her death the trust is broken up and the proceeds go to persons of whom she does not approve. Consequently, she can live virtually nothing. They lived happily together all their married lives and she worked shoulder to shoulder with him in their business. There are no children. The wife is entitled to make a claim under the Inheritance (Provision for Family and Dependents) Act 1975, asking the court to award suitable provision out of her husband's estate. The claim must be made promptly, as there is a time limit of six months after the grant of probate in which the claim must be made.

CHESS

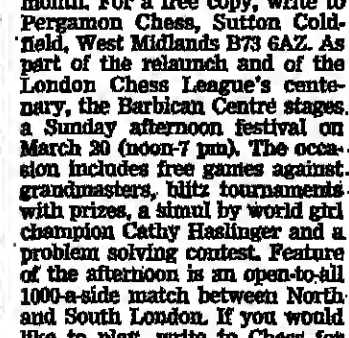
Come the endgame, and the rook's assets come into full play. Its long-striding moves work to advantage on a near-empty board, while the short-stepping knight, so effective in a blocked position, is often caught stranded as endgame action shifts from one side of the board to the other. However, the contest is close and special features of a position can change the assessment.



BLACK (5 MEN) This diagram from Portisch v Vaganian, Tilburg 1963, shows how even the greatest players can misjudge N/B vs R positions. Here the rook has an extra pawn, but few pawns remain on the board. Instant analysis suggests a draw, but it is White who has a won game, due to the weakness of Black's advanced rook pawn vulnerable to a combined piece attack. Portisch is currently a world title candidate, but he apparently thought a draw inevitable and played casually. The game went 1 K-B3, K-E3; 2 K-Q4? Already an error. Simply 2 B-K4, B-E3; 3 R-N4 followed by B-B3 gathers in the pawn, after which White's own rook pawn can advance. 2 ... P-B4; 3 P-N4, K-B3; 4 P-F4, P-E3; 5 B-B2, B-E3; 6 P-B3? Another mistake. White saw that 6 BxP? allows R-K5 ch and R-KB3 winning the KBP and drawing, so prevented the rook invasion but allowed one by the black king. The winning line was

BRIDGE

contract. West led the nine of diamonds. Winning with the 10, East ruffed. He crossed to the king of hearts, returned a heart to his ace, then played a spade to dummy's king to lead the last heart. East discarded - ruffing a loser gains nothing - and the queen scored. Now the declarer ruffed his fourth heart with the nine of spades, drew trumps, and claimed his contract, conceding two clubs. If East does ruff the third round of hearts, and leads a club, South wins with dummy's ace, plays the ace of spades to draw the trumps, and discards one of the clubs in dummy on the queen of hearts. West can make one club trick, but there is a trump left on the table - which can deal with another club. Declarer loses just one diamond, one club, and one ruff. Expert declarers, like good shepherds, always look after the sheep the side suit: to protect them from marauders, the easy ruff.



WHITE (5 MEN) This ancient puzzle has baffled many chessplayers, even experts, in its time. Obviously White can mate in two by 1 R-B3 ch, KxR; 2 R-B8, but how can White (to move) mate in three moves against any defence, moving each of his three pieces only? Solution Page XV Leonard Barden

MY FIRST hand today comes from rubber bridge.

South dealt the game all and opened with one no trump, to which North replied with two clubs. Having a balanced hand and plenty of points, North would have been better advised to ignore Stayman, and bid three no trumps, a contract which South would have made with an overtrick, unless West had been inspired to lead king and another diamond. South rebid two hearts, and North raised to four. West led the ten of clubs. Winning with his king, South cashed the ace of hearts, East discarding a spade, and tried to cash dummy's three spades. West ruffed the third lead, and now there was no means of avoiding the loss of three diamonds. One down. The contract could have been made. When he has cashed the heart ace, declarer should cash ace and king of spades. Then he

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E.P.C. Cotter The British Bridge Players' Association. MY FIRST hand today comes from rubber bridge. South dealt the game all and opened with one no trump, to which North replied with two clubs. Having a balanced hand and plenty of points, North would have been better advised to ignore Stayman, and bid three no trumps, a contract which South would have made with an overtrick, unless West had been inspired to lead king and another diamond. South rebid two hearts, and North raised to four. West led the ten of clubs. Winning with his king, South cashed the ace of hearts, East discarding a spade, and tried to cash dummy's three spades. West ruffed the third lead, and now there was no means of avoiding the loss of three diamonds. One down. The contract could have been made. When he has cashed the heart ace, declarer should cash ace and king of spades. Then he

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TRAVEL

In the first of two articles, Michael J. Woods tracks gorillas. Next week he goes elephant-spotting

Gentle giants

A FIERCE and frightening scream came suddenly from the dark shape behind the bushes and we lunged ourselves down

followed by a Clint Eastwood figure wearing a cape and toting an ancient rifle - to deal with any lone and bad tempered buffaloes, we were told

Do not run, our guides had said; but could I stop myself, I wondered? The guide made a few reassuring belch vocalisations, or BVs as they are called by gorilla experts

In order to visit these gorillas, we had come to the Volcanoes National Park in Rwanda, along tracks roughly surfaced with volcanic rock and frequently scoured by water running off the mountains

We slithered up and down the path alternating between enclosing bamboo and open nettles. Mist swirled around us, smothering the volcanic peaks. It began to rain. Then the message filtered back. We had found their trail and there was to be no more talking. Within yards I noticed droppings that could only have been left by gorillas and then we abandoned the path and began almost to swim through the wet, shoulder-high undergrowth.

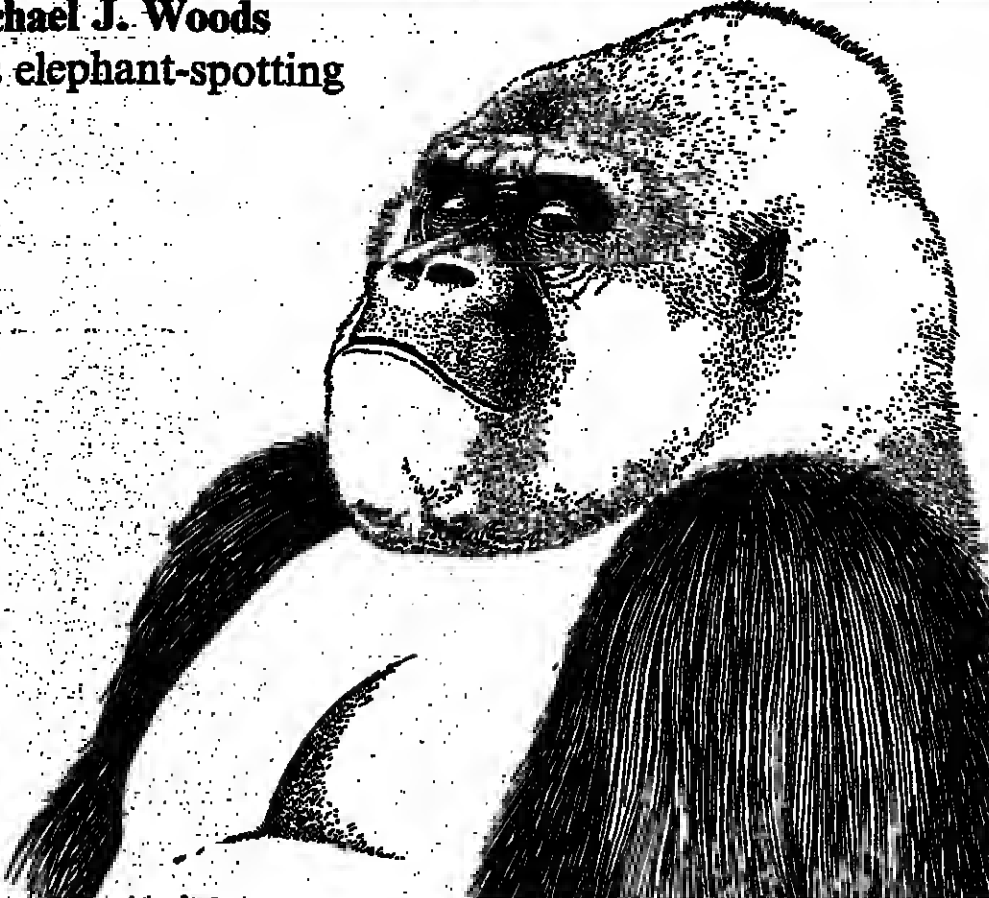
The guide wielded his panga to open an easier way and we mounted, gasping, to a ridge. With reverent gestures we were beckoned forward and there, 50 yards below, sat a dark shape, feeding quietly in a great green bowl - our first gorilla.

At first we trailed along a meandering path through fields of potatoes, beans and pyrethrum whose cultivated fingers claw at the very borders of the park. Underfoot were flowers of the British countryside - ribwort plantain, ladies mantle and violets - growing at a height of 10,000 ft and almost on the equator.

By following their trail quietly we hoped to come close to them without disturbing them. We had been told to avoid eye contact, which constitutes an act of aggression in gorilla etiquette, and, should the male charge, to crouch, look submissive and, above all, not turn and run.

After supplying us with bamboo poles to make walking easier, our guide disappeared into the bamboo, panga in hand. He was to placate the rest of Group 11 who were hidden from view. His greatest concern was to locate Ndunde and, this done, he led us right up to the first female we had seen.

She averted her face and the thick black fur on her head and neck glistened with moisture from the mist and rain. Gradually she relaxed and began to feed again, glancing at us from time to time with liquid brown eyes under heavy brows. After a



Andrew Brown

while, though, either the overwhelming attentions of the camera or the fact that she had exhausted her food supply, for she turned on all fours and slipped away.

By standing still for a few moments it was possible to locate a number of other gorillas: a silverback in the bushes on my left with another female, a youngster of five or six just down the hill, an adolescent male further up the path and, unseen in the vegetation, another young gorilla who beat his chest 'a-pock, a-pock, a-pock'.

The forbearance of these shy and beautiful apes was remarkable in allowing us to invade their privacy with such indelicacy. It was awesome to be able to approach them with confidence and know that, although wild, they would neither flee nor attack.

There are only about 240 mountain gorillas left, and although their survival is by no means assured the Mountain Gorilla Project in Volcanoes National Park is having some effect. Tourism is an essential part of this plan - for it brings foreign exchange to Rwanda and thus ensures that the Government maintains its concern to protect the gorillas' habitat.

Apart from habitat loss, poaching is still a problem and while local people may no longer seek

to kill gorillas, unless to fulfil the illegal request of a callous collector wishing to secure a baby, their antelope snares take a toll. Ndunde, the silverback, had lost his hand to one as a youngster, and such marring continues.

In Zaire's Kahse-Biega national park, gorilla trekking is somewhat different. Early in the morning trackers are despatched to locate the gorillas and they return to lead the visitors directly to them. These are eastern lowland gorillas, less shaggy than their harder mountain counterparts and with a population of about the same size. They, too, are under threat.

In less than half an hour we found our group climbing about in the forest in sunshine. They seemed happier than those in the mountains, but that may just have been the weather. Even the silverback was in a tree plucking leaves and flowers and pushing them into his mouth. His back was to us; he looked like a giant silver grey teddy bear sitting on a branch, above our heads. He passed, wind, long and loudly; no doubt the result of his vegetarian diet.

After a while he began to climb down and we needed little hiding to group behind him, our guide, as the animal's feet touched the ground and he turned to face us. A small movement in our direction was

rebuffed by soft words, and he sloped off to feed.

John explained in whispered English that this was Mabesha, or first born, and that there were 22 gorillas in his group. They would spend until December in the bamboo forest, before moving into secondary forest to feed on fruits and flowers. Mabesha pushed through a tangle of creepers deeper into the forest and we were advised that it was time to leave his group in peace.

Impressive as these adult male gorillas are, I shall always treasure my final view of a gorilla, a juvenile swinging exuberantly from a liana to pluck flowers from a chibrahira tree. The sun was behind him and his black fur was surrounded by a beautiful silver halo.

I travelled to Rwanda and Zaire c/o Abercrombie & Kent, of Sloane Square House, Holborn Place, London SW1W 8NS, (tel: 01-739-9500).

Encounter Overland of 267 Old Brompton Road, London SW5, (01-370-6951), has a five-week mountain gorilla safari travelling by truck and sleeping under canvas.

Donations to the Mountain Gorilla Project at the Fauna and Flora Preservation Society, c/o The Zoological Society of London, Regent's Park, London NW1 4RY.

Welsh whizzer

PARIS, Venice, Istanbul... Llanudno. Luxury rail travel comes to Wales in July and August when the Orient Express Pullman carriages, associated with glamorous travel in the 1920s and 30s, take passengers on a week-long tour of Wales.

COLIN Thomas has won this year's £2,000 Thomas Cook Travel Book Award for Behind the Wall (Helmman, £10.95), his account of a journey through China. The £1,000 award for the best guide book went to Stephen Batchelor for The Tibet Guide (Widom Publications, £13.95). A special prize was established for a book combining excellence in photography and good writing with the award of £500 to writer James Bentley and photographer Charles Waite for their book Langquedoc (George Philip, £14.95).

BILL and Pam Byron have produced their unique travel service, Off The



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Annalena McAfee

Not everyone's cup of tea...

DARJEELING is no longer the magnet it once was for trekkers, itinerant Aquarians and nostalgic-tripping Raj enthusiasts. In fact the tourist trade has shrunk to nothing. Every day, the little mountain ponies which used to provide transport for the less energetic are caught and tacked up to stand in a forlorn huddle in the town centre.



The reason for this sad state of affairs is that the town, together with its surrounding district, is the focus of a dispute between Gorkha separatists and the West Bengal government. Over 80 per cent of the population in the region is of Nepalese origin. These Gorkhas, as they are known, and the communist regional government will have nothing of it. Over 2,000 paramilitary troops have been deployed to maintain law and order.

Nevertheless still has about a faint whiff of gentility. This is entirely due to the British influence and finds its expression in much of the architecture of the town. Many of the larger private houses are built in the fashion of Victorian villas and would not look out of place on the sea-front at Frinton.

But the most impressive reminder of tempus perdit, and under the present circumstances the most sorrowful, is the Planters Club. This is a splendid, pillared building in the Palladian style, painted throughout in a verdant green. From its balcony, you may sit drinking tea and watching the sun settle among some of the most spectacular scenery in the world. Kanchenjunga, a mountain so holy to Buddhists that its summit may not be climbed, is clearly visible throughout the clear winter months.

I was invited to stay at the club by the secretary, a diminutive and extremely pukka, tooth-brush-moustached, retired Colonel of the Indian Army. I had gone in for a scoop, only to be met with unexpected hospitality. The Colonel showed me over the club, pointing out its trophies and pictures, all of them sporting and reminiscent of past glory. Most spectacular was a complete set of "Snaffles" prints depicting a pig-sticking expedition. "A priceless collection!" exclaimed the Colonel.

I found myself the only guest and was attended by the Senior Bearer. He was a comical little man in faded blue coat and corduroy who explained that he had been with the club for "thirty years, thank-you-sir." In those far off days, there had been only a handful of Indian khaki, and the names of Englishmen listed in the year-book are overseas members. The last white planter was murdered by his workers some years ago. His rotting Mercedes lies in the garden. "The police won't let me touch it until the case is closed," explained the Colonel.

Anyone visiting Darjeeling should not miss the opportunity to watch sunrise from Tiger Hill. You must tip out of your bed at four o'clock. You are driven up the mountain road, shouting your eyes as the vehicle slows round vicious hairpin bends along the switchback 15 miles to the viewpoint.

The top of Tiger Hill stands at just under 10,000 feet and, looking eastward, the horizon is considerably below. In effect you look down on the sun as it comes up. It is quite light before the sun actually makes its appearance. When it does, it is as a tiny chip of ruby which grows before your eyes. After perhaps five minutes, it has become a pearl-sized disc, still below you. Next it seems to draw strength into itself, visibly dissolving from red to blinding white. In less than a quarter of an hour you can no longer look, turning instead to contemplate Kanchenjunga.

Alexander Norman

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CITY AND WEST END 10 min. airport station flat 2.5 beds, 2.4 baths, 2.4 WC's. Good decorative order. For immediate occupation, 175,000 01-481 7411 (Sue Tunn)

PROPERTY

John Brennan looks at a scheme for a former hospital site in London

Little Venice to get bigger



The south side of the planned Maida Vale project

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A foreign consortium provided the £59m loan package for the Carlton Gate scheme in Maida Vale

Design tenders when the health authority put it on the market last year. In the event, Declan Kelly had a head start with the Westminster planners having shown at its 113-unit Carlton Gate development along the road at Lisson Grove, Marylebone...

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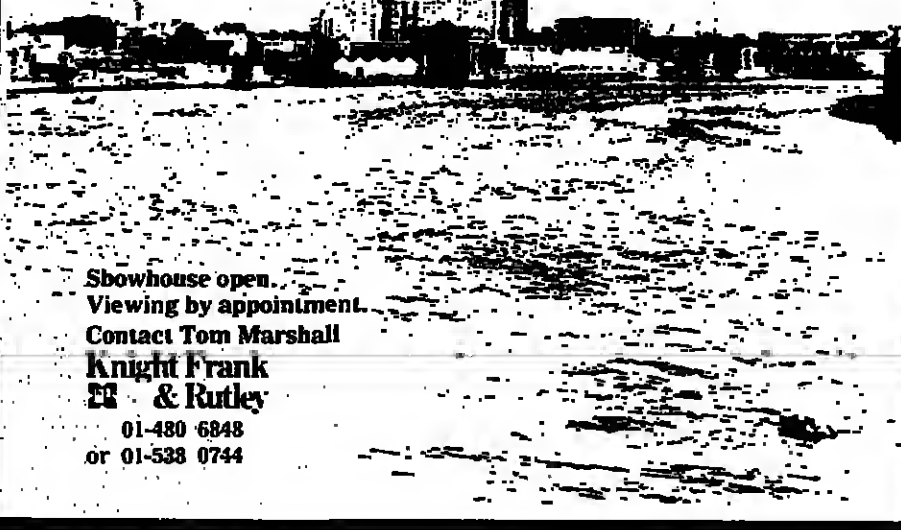
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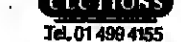
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Cheryl Taylor looks at plans for the resort of Le Touquet
Old England in Normandy

SINCE Edwardian times, Le Touquet has been a favoured holiday home location for the English aristocracy. It has since become fashionable with the French, particularly wealthy Parisians. But for all its French chic, its elegant shops and fine restaurants, Le Touquet still retains the character and style of old England grafted on to the Normandy coastline.

The most impressive hotel is called the Westminster; the town's first golf course was established by an Englishman 85 years ago and many of the grand old buildings on the seashore would look equally at home in Southampton or Ventnor.

Its full title is Le Touquet-Paris Plage, being the closest beach to the French capital. It is 160 miles from the Arc de Triomphe but only 120 miles from Marthe Arch, conveniently placed for a weekend retreat.

Nestled alongside a wide, sandy beach, that seems to go on for ever, and fringed by a forest of umbrella pines, it is difficult to believe that such a stunning resort is so close to the grubby Channel Ports. It is only half an hour's drive from Boulogne, and access can only improve when the Channel Tunnel is opened.

The attractions of this very English resort in northern France, have not escaped the eagle eye of George Walker, the canny chief executive of leisure group Brent Walker. He bought Brighton Marina in 1985 to multi-millionaire "white elephant" from the City, paying £10m for the 170-acre site. He inherited none of its debts and immediately recouped £10m by selling a slice to Dee Corporation. Now, he looks set to pull off a similar coup at Le Touquet.

In April Brent Walker paid £4.8m for Le Touquet Syndicate, a British company owning leisure interests on the north French coast. Before this acquisition BW had no overseas assets. The group now owns 1,500 acres of freehold land around Le Touquet, including a hotel, clubhouse, casino and three golf courses.

Brent Walker has planning consent for up to 100 homes, a new 120-bed hotel and leisure centre, and an 18-hole golf course and negotiations are on with prospective developers.

Walker tells me that contracts are now drawn up with the British Housebuilders, Barratt Homes. Barratts is buying 800 acres of land at Le Touquet, and building 1,000 homes. In a shrewd fifty-fifty deal, Walker is giving them a 50 per cent discount on the land price, in return for a percentage share of profits made on the homes sales.

The Barratt deal will not Brent Walker £5m for the land, and leave it with most of the 1,500 acre estate and future revenues from the homes and leisure facilities. Thus Brent Walker will have made a tidy profit in less than a year.

Profits from land and housing are expected to pay for the total Brent Walker investment of £18m, including the initial investment, plus estimated future spending of £12m being made by the group's new overseas division Brent Walker International (a Dutch registered company).

Around 10 per cent of the properties will be sold on a timeshare basis, with a maximum of four owners to each villa or apartment. Facilities include three different types of golf courses, practice putting greens, driving range, and a clubhouse with restaurant, bar and a pro-shop. Tuition may be taken from a full-time golf pro.

The new leisure complex will offer tennis and squash, badminton, snooker and a fully equipped gymnasium with sauna and indoor pools. Aquatic sports will also be available. There is good riding, hunting, shooting, and fishing to be had. If you're feeling flash, there are always Le Touquet's famous casinos.

Two new hotels are planned, including the £7m Brent Walker Golf Hotel with 120 beds, club house, restaurants, shops and sports centre, and the £4m Casino Hotel, an extension to the existing building, with another 50 luxury suites and conference facilities. The existing hotel, Le Manoir, an imposing Norman mansion overlooking the forest golf course, with 42 beds and a few secluded bungalows, will remain.

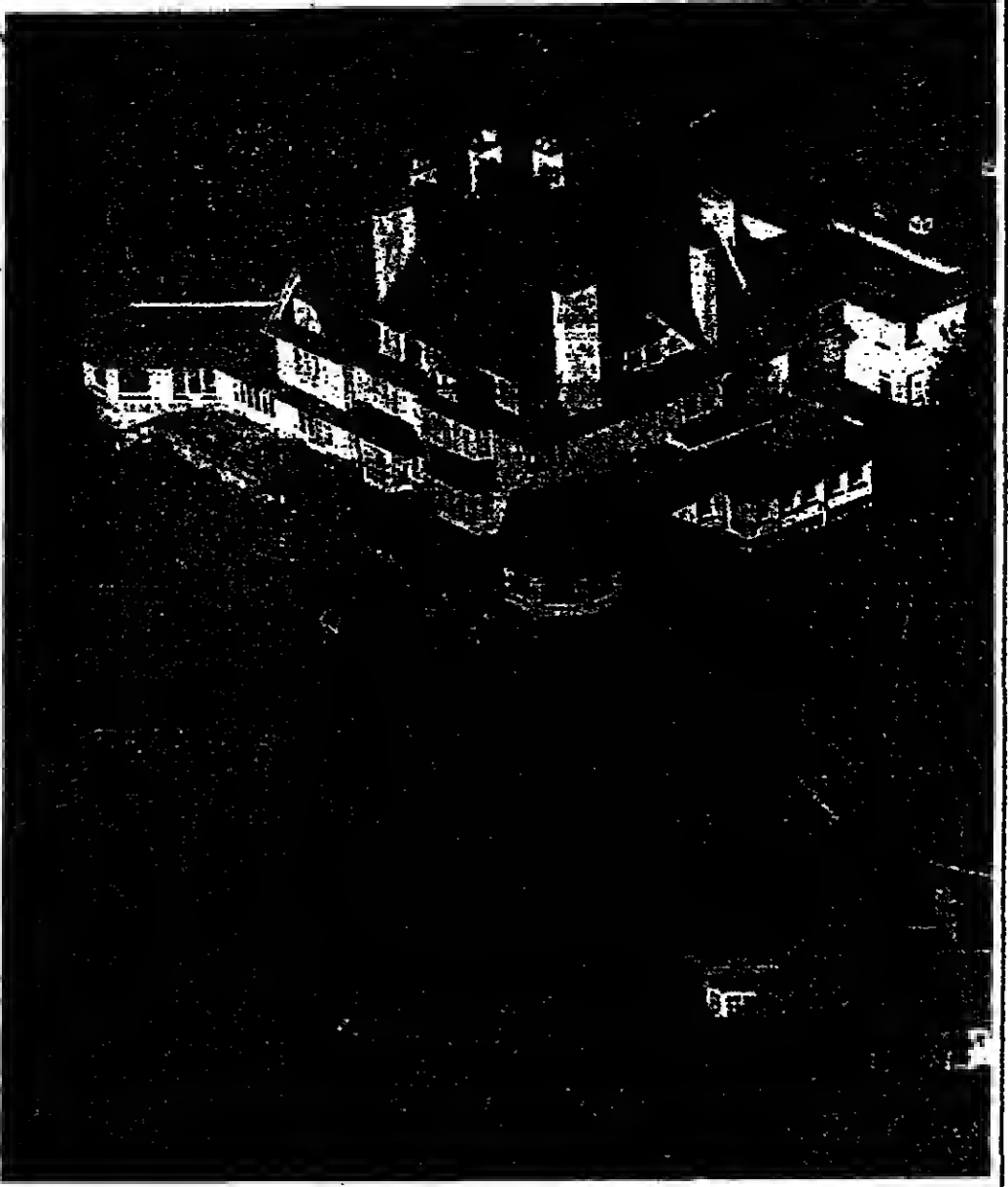
The whole emphasis at Le Touquet will be on style and space. Existing houses must be kept to a maximum of 20 per cent of the land; and any trees displaced during building must be replaced. No high-rise blocks are allowed.

Within the 1,500-acre estate two holiday villages will be built, containing 850 villas and apartments, as well as a further development of more palatial homes.

The developer here will be Barratt Homes. Building starts this summer.

Close to the sea, and enjoying views over the fairways, May Villages has been designed with golfers and families in mind. Built in typical Spanish style, the 600 cluster villas and apartments will surround tree-lined village squares with tiny frontages. This complex will have its own clubhouse, swimming, tennis, and sports centre.

Prices are likely to start from £85,000 for a studio. Villas range in price between £75,000 for one bedroom; £100,000 to £150,000 for those with two and three bedrooms; rising to £250,000 for larger detached homes, with secluded gardens and private pools.



The hotel Le Manoir at Le Touquet

At the new seaside village of Stella Plage, a complex of around 850 individual houses and terraced villas is planned. A selection of houses will be selling from around £100,000 for two bedrooms and from £150,000 for a detached three or four bedroom. For those seeking luxury and seclusion, a further phase of larger detached houses is planned, on plots of up to 1,000 square metres, built to individual specification on the edge of the Forest Golf Course. Prices are expected to begin around £250,000 for a four bedroom house with private pool.

George Walker tells me he has already earmarked the original gate-keeper's house - a rustic cottage in the heart of the forest and close to the golf course - for himself. Walker says it is currently taking him three hours to reach Le Touquet from his Knightsbridge office. Hence his enthusiasm for the Channel Tunnel. "Le Touquet has to be a winner. It is located just 15 minutes drive from the French end of the tunnel," he says. Brent Walker has bought land sites for two hotels, one on either side of the tunnel entrance. Just to be on the safe side, Walker has also bought a few shares in the airport at Le Touquet, just two miles from his estate.

The group's other overseas asset is Port Sherry, a new holiday complex and marina in Cadiz, southern Spain. Brent Walker recently paid £9.5m for 76 per cent of the shares of Marina Puerto Santa Maria, a 1,600 berth marina with dry dock facilities for 3,000 boats and around 200 acres of freehold land. Planning permission has been granted for 1,100 homes and a new hotel, and building will start soon.

Yen for homes

BRITISH builders complain constantly that site costs stop them erecting low-cost housing in the places people want to live. Housing and Planning Minister William Waldegrave has confirmed that the Government is looking again at the application of green belt controls that lock-up so much rural wasteland as well as genuine farm and amenity land across south-east England.

However, Mark Boleat, director-general of the Building Societies Association, reports that British builders have a comparatively easy time compared with Japan where land costs now represent 63 per cent of the average house price.

That is a proportion at which even residential developers in inner London would balk and, as a national average, the figure helps to explain why residential properties in the main cities of Japan are often well beyond the budget of any individual buyer.

On the other hand, Japanese builders have been completing more than a million new homes each year throughout the 1980s, finishing 1.25 million in 1985 compared with just 189,000 in the UK. However, even new Japanese homes are 25 per cent smaller than those built in Europe, and Boleat notes: "Most Japanese houses do not have a long life and are of comparatively modest construction. Forty-six per cent of the total are non-fireproofed wooden houses and a further 31 per cent are wooden but fire-proofed."

Wooden or not, the sites upon which these Japanese houses sit are so horrifically expensive because of the country's antiquated tax structure and its acute shortage of usable development land. The tax system encourages people to hold on to land, resulting in great sections of Tokyo and other major cities being zoned for farming.

As for the shortage, less than 20 per cent of the Japanese mainland is suitable for farming or building and the competition for what there is shows in property prices.

In the Tokyo area, Boleat says: "Sixty per cent of workers have to travel one hour or more to work and the average house price is now something like seven times the average earnings. Even a small apartment an hour from Tokyo's commercial centre, can cost around £130,000."

John Brennan

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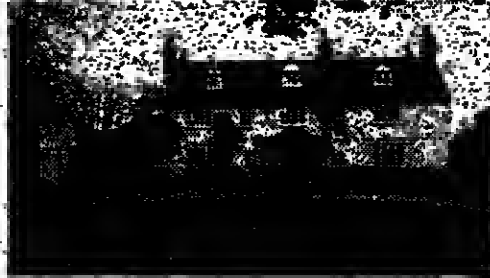
Yen for homes



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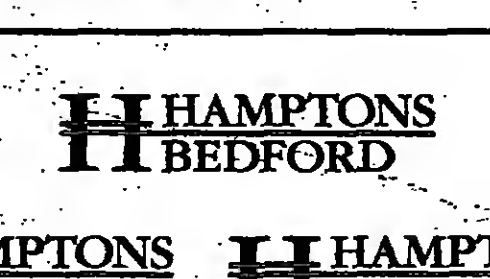
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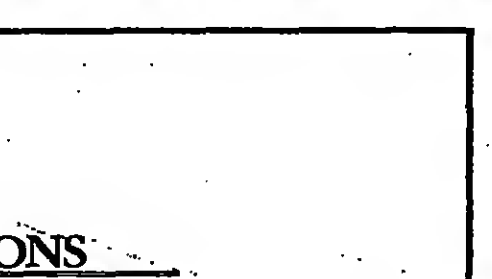
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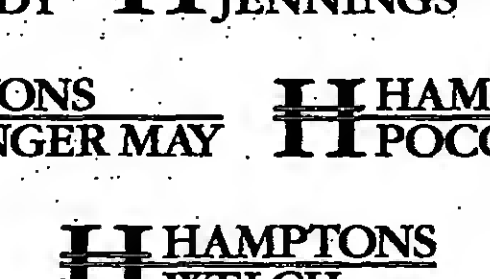
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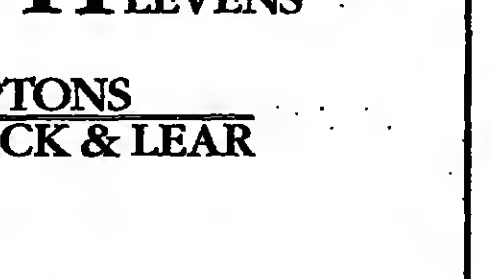
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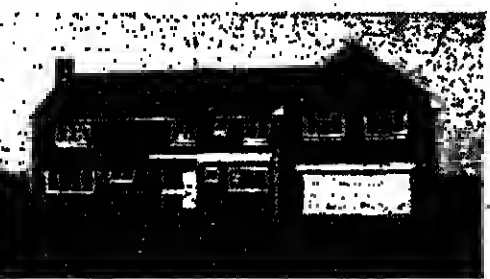
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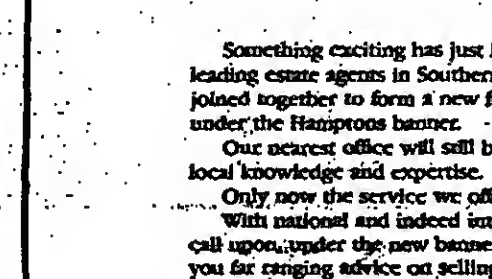
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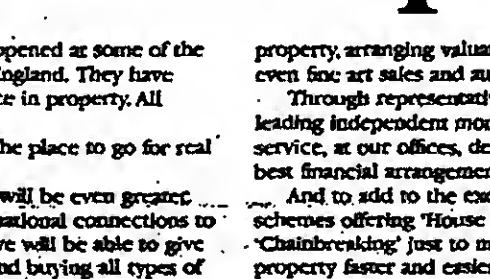
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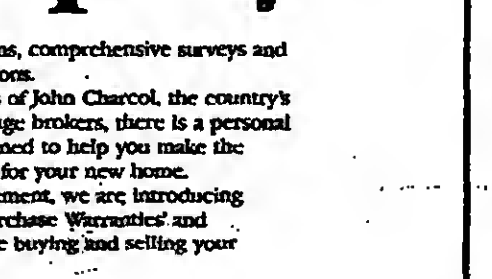
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NEAR CIRENCESTER, GLOUCE
An 18th century stone mansion recently restored and converted for use as a highly sophisticated management communications centre with full office complement and potential for a wide variety of other commercial uses. Reception hall, a large and elegant reception room, lecture hall/TV studio, dark room, recording and editing studio, licensed bar, 19 bedrooms, 11 bathrooms, sauna, separate 4 bedroomed cottage. Extensive outbuildings with conversion potential and approximately 10 acres of mixed grounds and parkland.
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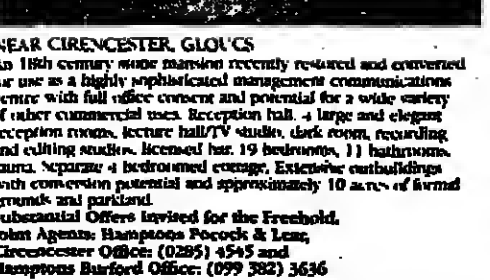
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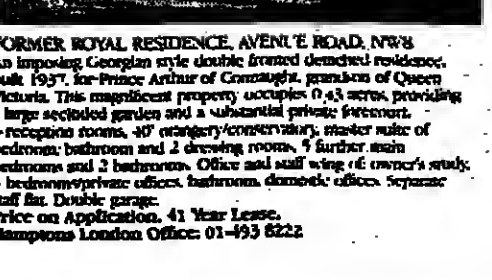
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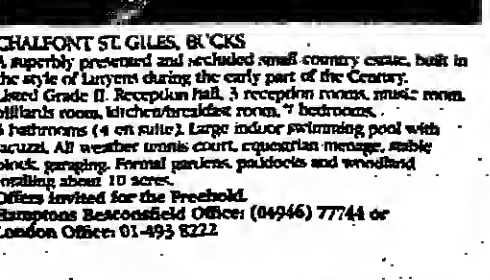
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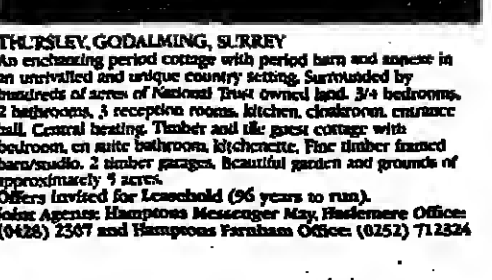
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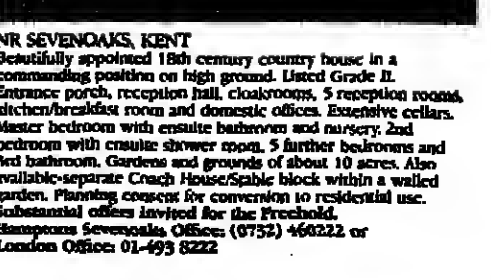
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Antony Thorncroft previews the European Fine Art Fair in Maastricht's new exhibition hall A supermarket for the super-rich

MAASTRICHT is a pretty Dutch town in the middle of everywhere. Wander a few miles to the left and you are in Germany; to the right and you hit Belgium. Its burghers can't wait for 1992 and the time when the EC tears down its remaining fiscal barriers. Then, they think, Maastricht will become the community market place.

This year they open a vast exhibition hall for the trading of goods, and among the first users will be the antiques trade. The European Fine Art Fair opens on March 19, for nine days, the biggest, most international jamboree of its kind, with more than 100 dealers offering treasures insured for well over £100m.

What makes Maastricht special for the art market is its location - close to the super rich Rhinelanders; the wealthy Dutch and Belgians; and the collecting French - and the fact that the Dutch government smooths the way for foreign dealers to bring in goods. Other major art fairs, at Florence, Paris, even the Grosvenor House in London, make it all but impossible for overseas dealers to participate.

So, along with lots of Dutch, German and Belgian dealers, and the odd Dane and American, are Johnny Van Haeften offering Dutch paintings (naturally) and Robert Hall, with Chinese snuff bottles; Spinks, back after a long absence, with his oriental side and Wartel, with his Russian works of art; Richard Green, with Old Master and some modern, and Michael Goedhuis, with oriental works of art, among a 17-strong British contingent.

This new European Fine Art Fair is a merger of two good natured rivals, Pictura, which specialised in paintings, and Antiquairs International, which marketed decorative items. Now visitors to the grand new surroundings, built in post modernist anonymity on the outskirts of Maastricht, will walk down a floral avenue with some of the most glittering stands imaginable to left and right, one side given over to paintings, the other to works of art. Clemens Vanderveer, chairman of the Antiquairs section, thinks the look of the fair will make Grosvenor House seem like an Oxfam shop. It will certainly cover five times the area of London's most prestigious antique fair.

You will not need to be very perceptive to notice an abundance of rug and carpet dealers, who make up a sizeable slice of the 26 new exhibitors at the fair. To make them feel wel-



Mme Lebasque sur la plage by Henri Lebasque (1865 - 1937)

come the loan exhibition (which is the essential academic gloss on what is basically a rich man's shopping spree) is devoted to 'Carpets in 17th century Dutch paintings', put together by Michael Franses of the Textile Gallery in London.

None of the actual paintings will be on display - you will have to rely on large photographic reproductions - nor will any of the actual carpets portrayed in the pictures be there. Despite these two admittedly substantial qualifications the exhibition does highlight a fascinating subject.

Most of our knowledge of early carpets comes from paintings. Rugs and carpets began to arrive in the West first from Turkey, in the 13th century, and by the 14th were appearing in Italian art. You had to be very wealthy to own one, so prestige portraits usually showed a grandee leaning on a carpet which would cover his table, not the floor. King Henry VIII owned 700 carpets and Cardinal Wolsey a few hun-

dred. Most disappeared in the 17th century Cromwellian upheavals and only through art can we trace the development of the carpet maker's skills.

Carpets are now characterised by the artists who depicted them. The 'Lotto' has a red ground with yellow arabesques, and is named after Lorenzo Lotto who depicted one in a 1642 painting. It must have been a very popular pattern, especially in the Netherlands. For a third of the thousand Dutch paintings of the 17th century which feature carpets depict a Lotto. Since so few have survived, even from this period, there is now a school of thought which argues that carpets were not that common but that anyone being immortalised in paint wanted to be shown alongside an expensive carpet to boost his prestige. In effect they were studio props.

It is rare for two art forms to develop historically so closely as paintings and carpets, giving academics in two disparate disciplines many happy seminar hours of research swapping.

There are two particularly important carpets in the exhibition, both once in the collection of the Maharajah of Jaipur.

One is an Isfahan carpet which is identical to one in a painting in the Jewish Historical Museum in Amsterdam. It portrays the financier who paid for William and Mary's fateful trip to Britain to claim the throne 300 years ago. He points to an orange in his hand - showing his control over the royal house. The other is an Indian carpet by Mansour with a design based on Dutch floral paintings, which suggests that the traffic in creative ideas was two-way by the 17th century.

But loan exhibitions are there just to make people feel better about profiting from beautiful objects. Most of the 25,000 visitors will be concentrating on the stands. There should be strong local interest in the offerings of London dealer Johnny van Haeften. He is selling four good Bruegheles, each by a different member of this prolific family. Perhaps the

best is by Pieter Brueghel the Younger, showing John the Baptist preaching. There are more than 150 figures in the canvas, making it some sort of bargain.

Other London dealers returning coals to Maastricht include Richard Green, who is offering an attractive portrait of a young girl holding a bunch of flowers, by the 17th century Dutch artist Jacob Cuyp, and Chancer Fine Arts selling such unmistakable Low Country names as Vranck, Vaickembourg, and Blomendael.

Richard Green also has a painting by one of those second division Impressionists now being collected partly for their worth but also because the really Big Boys, the Manets, Renoirs, Monets, etc. are so astronomically expensive. It is a pretty garden scene by Henri le Sidaner.

Into the same category falls Henri Lebasque. Jacques van Rijn, a local Maastricht dealer, should have few problems in disposing of the very decor-

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ARTS

As Munich polishes up its musical traditions, Andrew Clark reports:

Quality overcomes quibbles

DOES MUNICH'S current bill of musical health do justice to its long and illustrious past? The coming month will provide a useful test, for Munich is hoping to channel outside attention not to its beer festivals or Catholic sobriety, its Bavarian independence of spirit, or well-heeled internationalism, but to its prowess in the musical arts.

A good start has been made with the re-opening of the historic Prinzregententheater, the only theatre to follow the Bayreuth model, and the scene of the young Georg Solti's first triumphs as an opera conductor. The theatre closed in a state of general disrepair in 1983, but thanks to a successful public appeal and a DM33m (£13.5m) cash injection by the state government, the 1,000-seat auditorium has been splendidly restored, and is now serving as a venue for recitals, concerts and a temporary home for the city's main drama company. But the same amount will have to be found again, if the stage area is to be upgraded and the theatre is to find a valid permanent role in the city's cultural life.

Meanwhile, Munich's three most august musical institutions each have a major project to hand: the Bavarian State Opera is tackling the operas of Richard Strauss in a complete cycle; the Bavarian Radio Symphony Orchestra has an ambitious touring programme, which will include visits to Israel and the United States. New music has not been forgotten: conscious of Munich's poor post-war record in this field, the city government has poured DM5m (£1.7m) into a contemporary music festival in June, with Hans Werner Henze as artistic director and including the premiere of a new music-theatre work by Mark-Anthony Turnage. If successful, the festival will be staged every two years.

Taken as a whole, this calendar of activities looks like a collective affirmation of cultural vitality. The realities behind the facade, however, are less palatable. For all Munich's historic association with Wagner, Strauss and a long line of distinguished German conductors, it has in recent years given the impression of clinging to the past at the expense of creating a lively and innovative present. Perhaps culture in Munich has become too institutionalised; certainly, no one can complain of a lack of state support. But the very ease of the state investment makes culture a key political issue. Indeed, Munich must be the envy of every European city where the popular press is able to treat high art like soap opera.

At the Munich Philharmonic, whose DM23m (£8m) annual sub-

sidy puts recent talk in London of "the first film orchestra" into some perspective, Sergio Celibidache's Indian summer has turned a dull orchestra into the hottest ticket in town. At 76, he has made a remarkable recovery from the illness which struck him six years ago, and his Strakowski hair style and outspokenness have only served to increase his standing as a local cult figure. (He has even featured on a phone-in radio show.) But his uncompromising demands have claimed a number of well-publicised victims. The orchestra has been without a manager for two years, because, with Celibidache around, the job is just too hot for any sufficiently experienced administrator to handle.

The Bavarian Radio Symphony Orchestra, which normally keeps itself above the waves of controversy, unexpectedly displaced the MPO from the headlines at the start of the year, but not in the

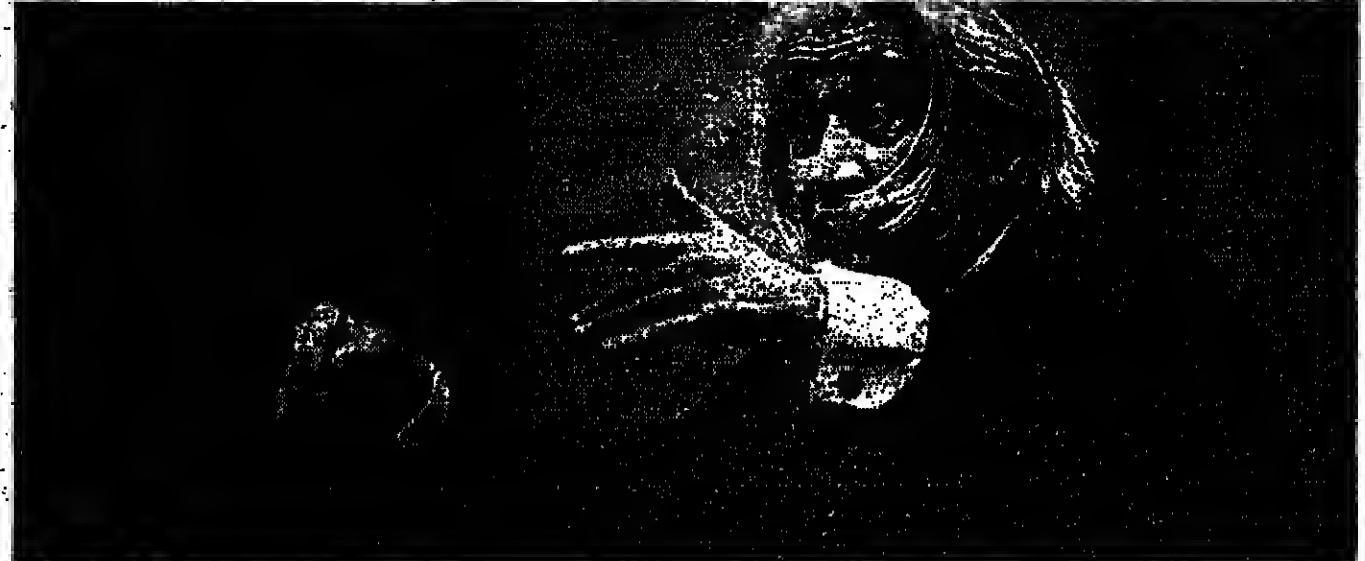
way it wanted. Conscious that under Celibidache the MPO had stolen the publicity initiative, the radio orchestra decided to recruit Justus Frantz, the highly successful founder-director of the Schleswig-Holstein festival, as artistic adviser - but with the rank and salary of a full-time functionary. The idea has backfired. Sir Colin Davis, the BRSO's popular principal conductor for the past six years, was not properly consulted; Frantz's proposals for a Mahler cycle and more Bernstein appearances do not seem to have been thought through; and the conflict of interest between his duties in Munich and his career as a concert pianist, festival director and piano professor in Hamburg is already presenting a field of landmines for the orchestra.

Meanwhile, Wolfgang Sawallisch continues to be the target of brickbats over his artistic policy and political acumen at the Bavarian State Opera, where he has been director since 1983. His choice of repertoire and stage directors has been nearly as dull as the company's posters. He has failed to woo Carlos Kleiber back into the pit. His latest upset was to be publicly accused of poor housekeeping by the state-audit office, which launched a vicious tirade of such payments as the DM3,000 (£1,000) Robert Tear earned as Loge for his silent reappearance in the closing scene of last year's Ring production. (Loge's only scripted appearance is in the first of the four Ring operas.)

Of course, no major performing arts institution in any city of note can escape the odd banana skin. But Munich's culture barons seem more prone than most at present. At times, one wishes they would show a bit more flair and showmanship. Perhaps the names associated with Munich in the past were, after all, the kind who never needed or suited image-building. Walter, Knappe, Kellner and Kubelik, Munich's names associated with Munich in the past were, after all, the kind who never needed or suited image-building. Walter, Knappe, Kellner and Kubelik, Munich's names associated with Munich in the past were, after all, the kind who never needed or suited image-building.



A performance of appropriate "grandezza" from Ruggero Raimondi at the State Opera in Rossini's "Mose"



Sergiu Celibidache, a controversial figure who has made the Munich Philharmonic the hottest ticket in town

Rapture turns to tears

EVEN WITH a dose of 'tu which reduced his vocal chords to a whisper, Peter Jonas, managing director of the English National Opera, was as bitter as he was eloquent. "In five years we have done everything that the Arts Council has asked of us and more, and now we are told we are a low priority and that it does not intend to reward 'past' success and initiative."

Like the ENO the Almeida is shocked at its reduced grant because its artistic reputation has never been higher. It is mainly the victim of a £700,000 reduction in the funds available to Greater London Arts, its main paymaster. What really sticks in the throats of both Jonas and Audi is that other arts groups are being more generously treated. In theory, if GLA had spread its misery equally the Almeida should have got 10 per cent less. It has been hit more harshly for policy rather than artistic reasons: it has no black members on its board and its productions rarely appeal directly to local black Leingtonians. Its programming is much more global. But

each programme six times to full houses of subscription holders is an added spur. Like the MPO, the BRSO's repertoire is unadventurous - Sir Colin's Sibelius and Berlioz are a curio in Munich - but he has kept it a top-class ensemble, and the recording contracts continue to roll in. As far as the EMI Ring is concerned, the inspired and experienced combination of Sawallisch and the Bavarian State Orchestra was presumably considered less marketable than Haitink and the BRSO, neither of whom has played the Ring before. But they are no newcomers to this sort of challenge, and in the Walkers seasons I heard, the orchestra sounded properly versatile and robust. The main question-mark will be Eva Marton's Brunnhilde, who, in the *Todesverurteilung* seemed no less forced, shrill, and cold than in her disappointing stage debut in the role at Geneva earlier this season.

After the exertions of last season's new Ring, the State Opera seems to be relaxing into a vintage season. The latest addition to the repertoire is Rossini's *Mosè*, using the Italian translation of the 1828 Paris version. Although Sawallisch is not normally associated with Italian Romanticism, he made his Munich debut in 1954 at the Prinzregententheater with *Simon Boccanegra*, and the Rossini was given an energetic and thoroughly idiomatic account. On stage, the focal points were Ruggero Raimondi's *Mosè*, a performance of appropriate grandezza, and Carol Vaness as Anaid - her first Rossini part and one that revealed her supple voice as an ideal bel canto vehicle for this opera's bounteous melodies. It was too much to expect drama or psychological depth from the producer and designer, Pier Luigi Pizzi. His production of sympathetic colours and formal groupings was, nevertheless, one of his better efforts, preserving the work's balance of Classical restraint and Romantic fervour. All in all, it is undoubted that in Munich it is not the new-fangled concepts of marketing, management and music-theatre that count - but good conducting, good singing, and good music.

The rapture that greeted last November's announcement from the Minister for the Arts, Mr Richard Luce, that he had squeezed a higher than expected grant from the Treasury has quickly turned to tears. In particular the 10 per cent more for the Arts Council, giving it a round £150m, has not produced the anticipated bonuses for its clients.

Jonas is incensed with the 2.5 per cent rise in his grant, to £6.9m. "In the last five years we have raised our box office revenue from £1.6m to £4.8m; our attendances from 245,000 to 420,000; our income from private sources from £56,000 to £250,000. We have improved our efficiency and shed thirty staff, and our artistic reputation has never been higher."

He had asked the Arts Council for a minimum rise of 4.7 per cent. He wanted to use some of the money to finance changes in back stage working practices, involving ten more redundancies, which would save £500,000 over three years. Now the long term improvement programme recommended by consultants Price Waterhouse is in jeopardy and in the short term the ENO has been forced to cancel its planned production in May of "Tannhauser," directed by Ken Russell. This has saved £250,000.

What drives Jonas to greatest despair is that he cannot expect the money to finance changes in the Incentive Fund which is being set up by the Arts Council to encourage other arts companies to implement the reforms the ENO pre-state-of-the-art cinema, those halcyon days when people's imaginations did not keep flying out at the audience and when special effects were an invitation to giggle as much as gasp, the good news is the return of the old-style double feature.

Video Collection are dispensing the following golden oldies in pairs: *High Noon* and *The American*, *She Wore A Yellow Ribbon* and *The First Rebel*, *Flying Down To Rio* and *The Gay Divorcee* and - best of all - two classic Hitchcocks, *Notorious* and *Spellbound*. Tremble for Ingmar Bergman as she is first betrayed into the hands of Nazis by Corey Grant and then harassed by amnesiac murderer-on-the-run Gregory Peck. Assemble the popcorn, put out the cat, stretch forth your feet and enjoy.

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Menace and murder month

APRIL, OPINED T.S. Eliot in "The Waste Land," is the cruellest month. But he was surely out by one page of his wall calendar? What month could possibly be crueler than the one featuring the ideas of March, the Spring Budget and the annual release of all those X-rated videos that were thought too nasty to let out during the Winter holidays?
Videos such as this year, *Blue Velvet*, *Angel Heart*, *Body Double* and *White Of The Eye*. Connoisseurs of *corde bleu* mayhew neck into these with delight: they all contain menace, murder and erotically edged side-dishes of sex. But be warned. One of the films, Alan Parker's *Deep South* voodoo shocker *Angel Heart* (Gull), is badly overcooked and will upset your stomach. Donald Cammell's *White Of The Eye* (Warner) and Brian De Palma's *Body Double* (RCA/Columbia), have lashings of style poured over small, even *noisette cuisine* portions of content. And the only truly worthy Blue Riband winner is *Blue Velvet*.
David (Elephant Man) Lynch directed this brilliantly eerie serving of terror in small-town America, which I nominated my favourite film of last year. Lynch takes familiar ingredients: the young innocent (Kyle MacLachlan) caught up in a world of spooky sexual desires (masochistic nightclub singer Isabella Rossellini) and spookier violence (unhinged hoodlum Dennis Hopper). But the recipe is wholly his. The camera has a mind of its own - burrowing beneath a worm-filled lawn or peering into the noisy darkness of a severed ear - and so does the plot. It shows how, even in your average picket-fenced Mid-American paradise, nightmare horrors can lie down with spring-cleaned innocence and at times it is not easy to tell them apart.
All four of the above titles are now banishing for your attention in video shops after large screen release. But the curio of the month is *Night Mother*, which has never seen a British cinema despite a cast consisting of Sissy Spacek and Anne Bancroft. Perhaps the subject - suicide - had something to do with it. On Christmas Eve in a cosy Southern farmhouse Miss S tells her mother, Miss B, that she is unhappy and plans to kill herself that night. Will Miss B argue her out of it or not?
That is the plot. The farmhouse is the single setting. And no other player intrudes on these two actresses as for two hours they rage, plead, quarrel, despair and generally set up the furniture. I am not sure if it is a good film: too stogy perhaps and at times too soapy. But it is certainly riveting: a glimpse of the human soul at the final point of abdication, when suicides are pecked for the next world and

Buzz on benefits

Monday play on Radio 4. *Excess Baggage* by Ken Blakeman, dealt with life in married quarters. The wives, despite the fortune of a three-bedroom house at £24 a week, feel neglected and short of housekeeping money, even when their men are still in barracks. When the troops are out on training it gets worse. One wife's experiment of working in a local pub comes to grief when her husband suspects that she has earned the money she hands him less respectably. The wife of an officer newly-commissioned from BQMS in the same battalion falls out with the other officers' wives. Both the husbands involved decide that being married in barracks is not for them. Samantha Bond and Barbara Marten were fine as the wives, the men were actors heavily trying to sound like soldiers.
Then last Tuesday Radio 3 gave us a really uncharming play by Peter Cox, *Tickettaps* and *V-Sigs*. This deals with the rela-

Video

Play *Misty For Me* (CIC), starring the future Margot of Carmel in a prototype *Fatal Attraction* plot and David Cronenberg's *The Fly*, in which boy meets girl and comes to an extremely sticky end. State-of-the-art sci-fi with superb special effects.
For those wishing to return to pre-state-of-the-art cinema, those halcyon days when people's imaginations did not keep flying out at the audience and when special effects were an invitation to giggle as much as gasp, the good news is the return of the old-style double feature.
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Radio

round the Cape? Ned Chaillet was the director.
So a soldier's life is misery either in action or in barracks. I shall be told that these plays deal with exceptional cases, and only the exceptional cases make drama. Stanley's mates might have gone ashore, on leave, back to barracks, perhaps even to married quarters, without a complaint, but this would not be so interesting, would it. But at least I think the anti-army plays might be kept a little more separate.
Constantine is back in *Whose Is the Kingdom?* (Radio 4, Friday), and has even gone so far as to call a council to harmonise the Roman and Christian law. "Where shall we have it? I know! Nicaea!" The ordinariness of the Ardens' characters is beginning to tell. "I had parchment from Kaiser Constantius," says German Wolfgang, whose land has been occupied by ex-servicemen from the Gallic wars. A decent German, he agrees with Constantine's judgement that the men should be hanged, not burnt, so that they may face the Resurrection in good shape. Fewer reports on this series until the Conference of Nicaea, I think.

Chess No. 713:
1 R-Q6, K-B1; 2 K-R7, K-B2; 3 R(RS)-B6 mate.

Chess No. 713:
1 R-Q6, K-B1; 2 K-R7, K-B2; 3 R(RS)-B6 mate.

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1 R-Q6, K-B1; 2 K-R7, K-B2; 3 R(RS)-B6 mate.

Chess No. 713:
1 R-Q6, K-B1; 2 K-R7, K-B2; 3 R(RS)-B6 mate.

B.A. Young

DIVERSIONS

Gardening

A paean for a peony

IN THIS uncertain weather, I am thankful that I am not a wild peony. The poor things hate spring frosts and chilly winds, which is one reason why the best places to see them before April 17 is indoors in London. The ground floor of the Natural History Museum in the Cromwell Road, SW7, is showing a well-mounted exhibition of one group of wild peonies, the Greek ones, and displaying some of the lore which has surrounded their family during the past 2,000 years.



A peony for your thoughts: one of the lithographs on display at the Natural History Museum, Cromwell Road, London SW7.

If you have a romantic turn of mind, I recommend it. The centrepiece is a set of twelve peony paintings and their lithographs by the Athenian artist, Niki Goulondris. She has a sensitive eye for the peony's exquisite leaf and her paintings remind me to enjoy the reddish-pink shading which runs, like a deep blush, up many wild peonies' stems. She is also a founder of the Goulondris Natural History Museum at Kifissia, just north of Athens, a surprisingly elegant building which is celebrating its 25th birthday and continuing to take on the Herculean task of defending the beauties of the Greek flora.

BBC film in which the usual North Country commentators wince at their over-enthusiasm in front of Greek peonies in the wild. It reminded me of a happy day some 20 years ago on the island of Rhodes and what I missed, last autumn, in Crete. On a warm afternoon, up the mountain of Prophet Elias, I first met the rare white peony which lives only on Rhodes at a height of about 2,000 feet. I remember it much more fondly than the ruins, the pottery or Rhodes' castle and the marble flooring which Mussolini had given it as a souvenir of Fascist rule. However, these rivals divert the tourists leaving white Paconia rhodia to live in peace. It is single-flowered, beautifully leaved, and known nowhere else in the world. Its nearest twin lives in the White Mountains on Crete, where the BBC filmed it beautifully. It, too, is white and single, perhaps even lovelier to look at, and it makes you feel humbled to see a plant which has survived since the time before the Ice Age, long before anyone thought of building palaces, leaping on bulls, or telling tales about the labyrinth of Crete's kings.

FEW holidaymakers spare a thought for Bodmin Moor as they speed west through Cornwall on the A30, bound for the beaches and coves of England's most rugged coastline. After all, a glimpse of mist-covered moorlands can hardly compete with creamy surf breaking on silver strands, particularly after a long drive. Yet for those of us who love the quiet, wild corners of England, a day among the lonely granite tors of Bodmin Moor can be just the refuge we need from the bustle of the popular resorts. This was not always the case: exploration of Bodmin Moor reveals countless relics showing it was inhabited extensively by Stone Age man, the Beaker people, Bronze and Iron Age dwellers. The high moor was then much more hospitable than the dense undergrowth of the lowland settlements and easier to defend.

Grand tour of the tors

Richard Gilbert steps out and crosses beautiful Bodmin Moor, one of the lesser-known of Cornwall's wild and scenic splendours



Walkers' reward: a view of Brown Willy

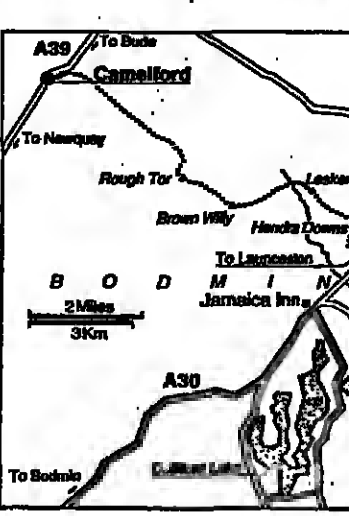
The Romans never succeeded in subduing the Cornish Celts and the moor has many associations with King Arthur, legendary tribal chieftain of the Dark Ages. Some scholars believe the present town of Camelford was King Arthur's Camelot and that the waters of Dornary Pool were the ones that closed over the sword Excalibur. In Medieval times small chapels were built on selected sites on the moor, while an expedition of trade stimulated the timers, who were given their own charter by King John in 1201. But it was the discovery of copper in 1837 that changed the character of the moor significantly; railways, chimneys and engine houses were built and shanty towns sprang up. Well before the end of the century, however, cheap imported copper caused the collapse of the industry, and although an expansion of china clay mining filled the vacuum partially, most developments were further west than Bodmin. Today, Bodmin Moor is a wide tract of high open country with extensive outcroppings of the underlying granite. Few fences restrict the grazing of sheep and ponies but remains of the traditional Cornish enclosures, built of granite boulders and turf and now covered with blackberry and hollyhock, abound on the lower ground. Here ancient trackways, tumuli, hill circles, tumbs and standing stones are sprinkled liberally throughout the moor, adding to its enchantment.

Bodmin Moor lends itself to all manner of excursions. You can make inroads into its heart from the many villages on the edge, or can branch out from the middle via the A30 which bisects it. But if you want a 16-mile leg-stretcher over the highest tors, then I recommend a north-south crossing from Camelford to Minions. I found delight in every step of this walk. Not only is it packed with interest but, being in the mid south-west, its atmosphere is subtly different from my usual stamping ground in the northern Pennines. It is possible to return to Camelford by public transport but, if you can arrange for a car to meet you at Minions, you will save much trouble.

From Camelford a narrow, tree-lined lane runs towards Rough Tor, stopping under its north-facing slopes at a small brook. Just off the path, on the right, a stone monument marks the spot where Charlotte Dymond was murdered by her crippled lover, Matthew Weeks, in 1844. Both are immortalised by Charles Causley's ballad on the tragedy. Beyond, spoil heaps from the Stannon china clay works rise huge and startlingly white.

Rough Tor is a group of three massive granite outcrops, each eroded to give rounded, plate-like formations. The crystals of Cornish granite are large and this gives the boulders a wonderfully coarse texture. A plaque on the highest summit records that Rough Tor was given to the nation to commemorate those from the 43rd Wessex Division who died in the war. The summit also contains the foundations of a Methodist chapel dedicated to St Michael. Rough Tor is now owned by the National Trust.

Brown Willy, 1577ft (480m), is the highest point on the moor and rises only a mile away across a shallow valley. It is a long, wedge-shaped hill but its granite tors are less pronounced than those on Rough Tor and it has a less attractive summit. However, the surrounding marshes and barren moorland is very wild.



Descend Brown Willy on the east side and cross the plain; ford the infant river Fowey, beside which there are some old spoil heaps; and ascend Leskerick Hill, strewn with granite boulders and several stone circles and standing stones. Continue over Hendra Downs where a huge, rounded boulder has earned the nickname of the Elephant Rock, and descend to the A30 near Webb's Down. A mile up the road you can see the buildings at Jamaica Inn, made famous by Daphne du Maurier's novel. A good track leads round the north side of Halvanna plantation and then an easy ascent lands you among the rocks of Fox Tor. The view south from here is one of the finest on the moor. In the distance, the turfed outlines of Trewortha Tor and Killmar Tor emphasise the wild nature of the surroundings. Closer, two tumuli and a circle of nine standing stones emerge from the heather. Cross the road that leads to Tressellern farm and walk through the grounds of the waterworks. Ahead rises the long escarpment of Trewortha Tor and the slopes are extremely rough. The effort is worthwhile, though, for the tor is spectacular. Its weird and wonderful granite structures include, on the west-erly slope, a deep, smooth, cradle-like depression, with an additional head-shaped hollow at one end, known as King Arthur's Bed.

The next high point is Killmar Tor on Twelve Men's Moor, so named because in the 13th century a dozen men negotiated grazing rights there. South of Killmar Tor, a low embankment runs east-west across the moor. This is an old railway, built in the 1940s to transport copper ore, and the granite sleepers can still be seen. Sharp Tor is a prominent cluster of rocks above the village of Henwood and is an excellent view-point for eastern Cornwall. Take the path that bypasses Sharp Tor village and climb steeply to Stone's Hill. The arrangement of boulders on the summit has been identified as an Iron Age hill fort; but the most spectacular feature is an extraordinary pile of disc-like stones, balanced precariously on the edge of a quarry on the south side, called the Chesswring. The name derives from a cifer press, the apple pulp being called cheese. The top stone is said to rotate three times when it hears the cock crow.

A broad track now leads to the old mining village of Minions; Bodmin Moor has been crossed and you are left with lasting memories of this romantic, beautiful and long-forgotten corner of England.

Secret Places

Arthur Hellyer warns of possible seasonal pitfalls

Climate of caution

IT IS seldom necessary to stick slavishly to any calendar of garden work, but it is almost always unwise to get far ahead of the usual routine for the area in which one lives. Spring can be treacherous, and in many parts of Britain frosts can be expected until the end of May, no matter how forward the season may have appeared in February or March.

I would not bring any routine sowing or planting ahead of schedule simply because at the moment generally advanced. This year in Sussex - and no doubt over much of the rest of the country - rain has deterred any thought of sowing outdoors and even tree and shrub planting has been hampered by waterlogged soil, though I have found the occasional few days when I could begin to fill some of the gaps left by the October hurricane. Generous quantities of mushroom compost, peat or leaf mould were required to mix with the soil as it was returned around the roots. All the things I planted were quite hardy and unlikely to cause any problems. By now of course, seed sowing under glass or in airing cupboards, on window ledges or in whatever other improvised places one uses for this purpose is well under way, though always there should be careful calculation as to how the seedlings will be taken through that critical weaning period which is essential to prepare them for the open ground, if that is their destination. Given adequate acclimatisation it should be safe to plant out all seedlings of hardy plants by mid-May, but in all but the mildest parts of the country late May or early June is the period to aim for with all the half-hardies, whether annual or perennial.



Several recent letters have reminded me how numerous and invaluable are the various non-commercial sources for seeds. One, from the Alpine Garden Society, tells me that its 1988 seed list offers 4,877 separate items, which the society claims makes it the most comprehensive seed list of its kind and gives its members the opportunity to grow many desirable plants not available from any other source. In association with the Royal Botanic Gardens, Kew, the Alpine Garden Society is also organising a seed collecting expedition to northern Japan in September. This must surely be about the costliest method of acquiring seeds but also the most exciting, with rewards for those in search of exclusivity which can hardly be exaggerated. The Alpine Garden Society address is Lytton Link, St John's, Woking, Surrey GU24 1SW.

THE CHIEF arsonist died several years ago. He had been, as people here say of the simple-minded, "not quite 16 ounces to the pound" ever since a horse smashed his forehead like an egg. He wore a greasy bowler, called dogs to him, pricked eyes and pedalled a skeletal sort of bicycle sedately up the Red Road onto the Bryn. In autumn he picked mushrooms - the mushroom man I called him then, never knowing his name - and in spring he set the hill alight. The fires did not die with him; instead, they became a village of village fires. Although it is farmers and others with commoners' grazing rights who are entitled to burn grassland, they hardly need to bother. Half-term holiday, plus a dry spell to crisp up the sodden, henna-coloured bracken, will always be an irresistible temptation to the match-wielding fire brigade. At night, the Bryn looks like a volcanic ridge. The fires spread into rings, glowing craters in the dark, and flames

diverted by sheep paths form tunnels down the slope. When the fire is hidden behind the hill, the night picture is a halo of pulsating orange light. In the morning, before the ground is cold, the crows come down to feed on cooked snails. Spring fires move swiftly, scorching off the old year's plant litter to encourage fresh growth for the grazing stock. Within days new shoots puncture the clinders, attracting moor ponies and sooty-faced sheep and distracting them from their forays into village gardens. The hill and all the commons are unfenced, so animals roam where they choose; a sign on the churchyard gate reads: "Please latch and chain this gate and therefore escapes damage; but mature heather, once burned deeply, can take several seasons to recover and late fires since the growing tips of spotted

orchids. March 31 is the last date for legal burning and, generally, it is obeyed. This means that the fires should not catch birds nesting on the other hand, much of the ground covered that would accommodate them is lost. These should be my primary concerns. Occasionally, though, baser instincts can deflect even an environmentalist. Perhaps it is the primitive excitement of seeing the land ablaze; perhaps it is the symbolic destruction of the old to make way for the new. Whatever the reasons, I find myself winding open the car window as I drive up the Red Road, to sniff the burning Bryn. Forget traditional harbingers of spring: primroses are fickle and can bloom as early as October. Nothing signifies winter's end quite so definitely as the pungent smell of gorse smoke. The mushroom man knew it. Spring starts here.

Reborn in flames

Julia Berney

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Motoring

Japan grabs a starring role

THE GENEVA Motor Show, which opened on Thursday, is rather special. First, it is the only motor event of its kind still held annually. Second, the Swiss market is unique in being wide open to all the world's car-makers and also exceptionally rich. How rich? Well, where else would you see Cadillac and Mercedes 500 saloons lined up in cab ranks? It is, however, a small market. The Swiss bought only 300,000 cars last year, or less than one-sixth of Britain's total. The Germans took the largest share with 1,271,264 registrations. Japan was next with 87,430, followed by France (41,653) and Italy (30,149). Britain was near the bottom, with only 2,980, but that was 7 per cent more than the year before, and Jaguar did particularly well, increasing its registrations by 57 per cent. However, once again, it was the Japanese whose volume-produced cars were the main attraction-potters at the show - more of which later. BMW majors on its new 5 series, launched last month and in great demand before its arrival in the showrooms. In Britain, which it reaches in June, the Cooper Group of five BMW dealerships has already taken more than 250 orders from people who have never seen the car. Making its show debut is the Tipo, Fiat's Ford Escort and VW Golf challenger, named by its maker as the most significant car

of 1988. Ford's pride and joy, the 150 mph (240 kmh) Sierra RS Cosworth, is missing from Geneva. It lacks a catalytic converter to reduce exhaust emissions, which makes it unsaleable in Switzerland. The attention-getter on the stand is yet another Gha concept car, this time a 4x4 recreational vehicle. Having made publicity waves it will, if true to form, never be heard of again. On the eve of the show, Jaguar announced that its XJS 3.6 and V12 coupes were now equipped as standard with ABS brakes like those fitted to the XJ6 saloons. Land Rover, whose Range Rover has always been popular among affluent Swiss 4x4 buyers, has moved even further up market. Its new Vogue SE flagship has air conditioning, automatic transmission, tilt and slide sunroof and six-speaker stereo. The seats are leather trimmed, and the front ones have power reclining. In Britain its price will be £27,249. What can Land Rover do next to this 18-year-old design? Gold plate the door handles, perhaps? Visitors who expected to see the new Mercedes Benz SL sports car originally meant to be unveiled at Frankfurt last September - at Geneva were disappointed. Nor is the hatchback version of the Rover 800 on display, though its launch is not many weeks off. Renault has stolen a march over its European rivals with the

Daihatsu Charade 4WD with a 1.3 litre, four-cylinder engine and full-time four-wheel drive

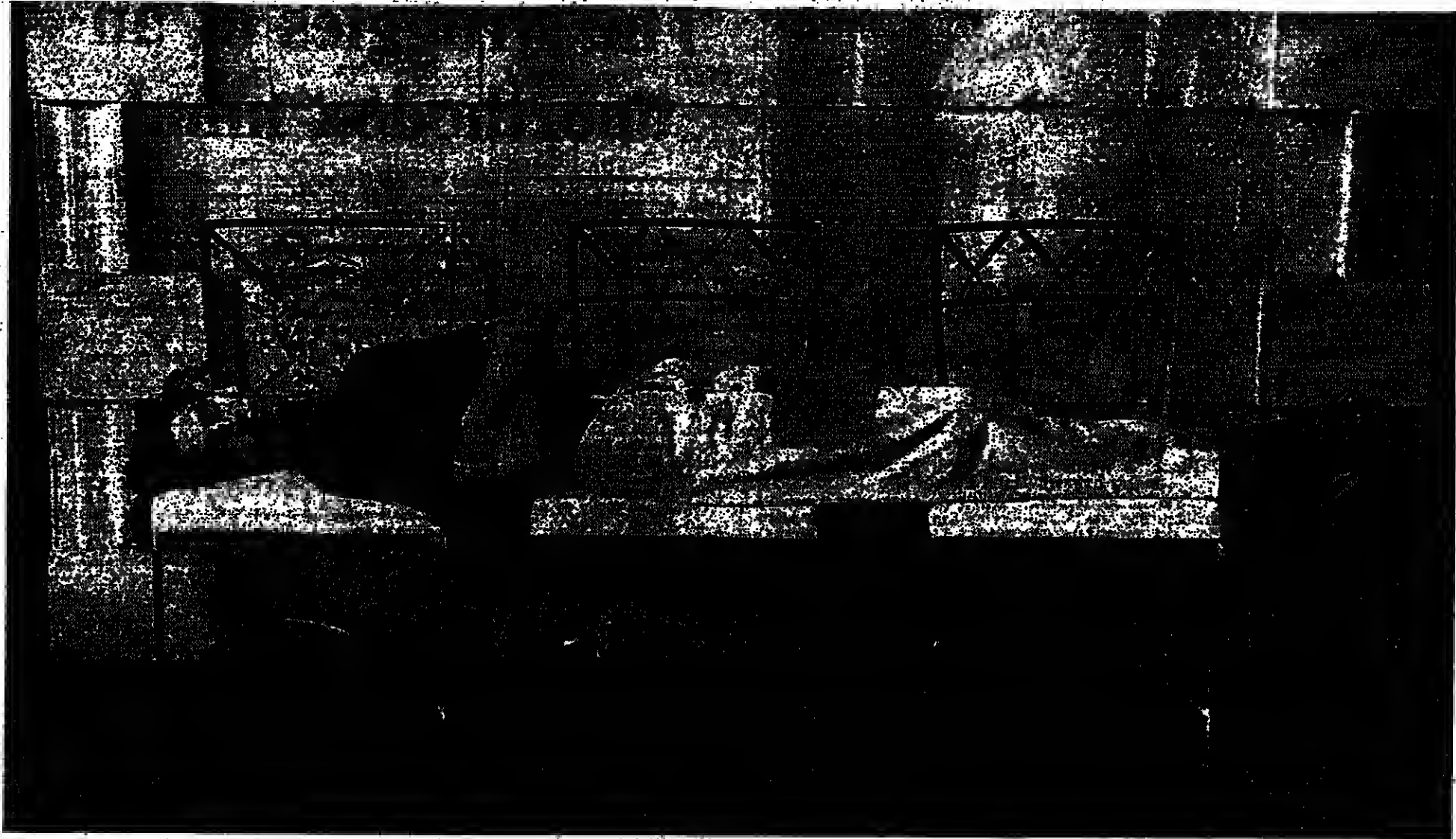
first modestly priced estate car to have selectable four-wheel drive and a choice of petrol or diesel engines. The fuel injected Nevada two-litre GTX 4x4 and diesel 2.1 litre GVD 4x4 go on sale in France in May. By that time the new car will already have reached Austria and Switzerland, for which there is a catalytic converter equipped 2.1 litre version. At present, Renault has set no date for its introduction to the UK, where the Nevada is known as the Savanna. It would be ideal for any country making a disarming all-estate with diesel economy plus four wheel traction for tackling snow and mud. However, it will not be unique for long. Peugeot has plans for a selectable four wheel drive version of its forthcoming 405 diesel estate. The Nevada's transmission is much simpler than the permanent all wheel drive of the Renault Espace Quadra. Normally, it operates in front wheel drive. The power is put through to the rear wheels by touching a switch when the going gets slippery. If still more traction is

needed, the Nevada's rear differential may be locked. Seab was rather upstaged last month when the media launch of its handsome saloon version of the 9000, previously made only as a hatchback, clashed with the debut of the BMW 5 Series. The 9000 CD saloon reaches Britain in April, powered by a 16 valve, turbo-charged two litre, four cylinder engine and crammed with executive type goodies. Interestingly, Seab admits that the lack of a saloon version of its big luxury car did nothing to boost sales. Ford, too, acknowledges that having the hatchback only Granada (Scorpio in Europe) has been no help in the executive market and that a booted saloon is in prospect. Why, then, is Rover soon to introduce a five door 800? Might not a luxury Rover 800 estate car (like Mercedes or Volvo, neither of which has ever made a hatchback) be a better bet? The ever ingenious Japanese pulled a high performing baby four wheel drive out of the hat. The Daihatsu L3 AWD Charade supermini has a full time system,

which must make it exceptionally nimble on wet and winding roads. Unlike other Charades, it has a four cylinder, 16 valve engine which runs exclusively on unleaded petrol. Because of this there are no plans at present to bring the 4WD Charade to Britain. Toyota, too, used the Geneva Show to introduce an attractive new Carina, which will shortly be on sale in Britain - more of this in a week or two when I have driven it. Perhaps the most significant new car being seen for the first time at Geneva is the Volkswagen Passat, a long overdue replacement for the 15 year old original Passat. Ford must be quietly amused by the styling of the new model. It is so like that of the Sierra I can see recognition problems arising, especially with the estate car. The Geneva Show, at the Palexpo hall, which is by the airport and only 10 minutes from the city centre, is open until tomorrow week, March 13. Stuart Marshall



DIVERSIONS



Lucia van der Post

"ABOVE ALL," says David Davies of the new range of furniture, furnishings, clothing and accessories that he launches next Friday, "this is an anti-design look. I'm tired of matt black chis, of black leather sofas, of furniture whose prime function is to convey prestige. I have to have these things at work because it's an essential part of the working environment but when I get home I want something much more lyrical, more comfortable, that just looks as if it has always been there."

David Davies, for those of you not up-to-date with the nuances of the design consultancy world, is currently one of its hot names. Probably he is most famous for being one of the designers responsible for the look of the Next shops and for heading the design consultancy (ODA) most art school graduates must want to join.

Next Friday he opens his own shop at 10 Great Newport Street, London WC2, primarily because "when it came to furnishing my own home there were lots of things I wanted that I couldn't find and also because we do design shops for other people and I found it frustrating to have to leave projects just as they came on stream. I also really felt we could produce things that weren't around that people might like to have."

Now for un-designer chic

"Often, paging through a magazine like Interiors you see things - a weird sofa, a wall sconce, a chandelier, an old product of some sort that you can no longer find - well I wanted to make things with that kind of personality about them, things people really longed to have."

"I didn't just want to sell more leather and chrome and Eileen Gray reproductions. I wanted a look that was not overly decorated nor overly pretty but that had real comfort to it. I'm a passionate believer that the British Isles is a rich and beautiful place to live and I wanted to draw on its lyrical traditional past."

"This undesigner look that I'm aiming at is a reaction to the machine-made early 20th century furniture which has become a designer cliché - we're not selling anything with a hint of Corbusier or Breuer about it. Everything is based on a concept which blends modern technology with very ancient craft-based skills. So there is quite a lot of wrought-iron (I found this marvellous man in Northumberland who is mak-

ing it all for us), some fine timber furniture and really comfortable upholstery with feather-filled cushions."

"I started with a strong image in my mind. I had this picture of a wonderful armchair that I had once seen in a hotel in Florence. It looked exactly like the kind of armchair that you dream of picking up in a country auction, that you recover in something simple and then it looks as if it has been there forever. The thing is though you can never find one. I wanted to make that sort of armchair available to all the people like me who dreamed about it."

"Then there's a classic daybed and a simple but utterly comfortable upholstered sofa with feather-filled cushions, the way all cushions used to be. There's also a wrought-iron sofa, inspired by classic wrought-iron garden furniture which always looks wonderful but is usually very uncomfortable - I've tried to combine the decorative quality of the wrought-iron with comfort. It can, like the wrought-iron chair, be used inside

the house or out."

As you can see David Davies is a great believer in the classic English understated style. He also believes ardently that our climate has shaped us in profound ways - the temperateness of our climate, he thinks, underpins our whole culture. The shop will celebrate our climate with a changing look to match every season (he has actually registered the word "Climate" for his clothing ranges) - come the winter there will be loose covers in rich damasks to throw over the creamy cotton rep which currently covers the chairs and sofas, tartan wool throws to add warmth and texture. Come the summer there will be heavenly creamy crunchy cotton knit sweaters, linen suits for men, sunglasses, striped towels, traditional sturdy suitcases for the travelling set.

One of the things that I personally find deeply pleasing about the whole collection is that it is based on a real awareness and truthfulness about the British way of life. Not like the phony touristic Britain of beefeaters and

thatched cottages but the realities - what David Davies calls "weathered timber bleached by the wind and washed with colour by the sun. Lichen on stone and patinated metal, a slate green storm sky... the rich colours in a faded tapestry."

Nothing here passes for cheap fantasies. No sofas based on phony Hollywood glamour, no garden furniture pandering to the "let's pretend we're sitting in the South of France" brigade, no pretentious copying of Mediterranean or Oriental or Mexican styles. Almost everything is quietly, simply - English. This may make it sound innocuous or characteristic but I can only assure you that it isn't.

Quite why it is that he has unashamedly drawn on a vast traditional visual heritage and (to my mind) made it work while others who attempt the same thing seem to miss the boat is difficult to fathom. I think it has to do with truthfulness, with integrity of purpose, with doing it faithfully and with tapping into an authentic cultural tradition, not a

debased suburban version of it. And, of course, there is always that magic ingredient called flair.

The shop is to be called simply Davies and if you think it worth a visit, look particularly at the upholstery frames are all made from hardwood which is screwed, glued and dowelled, cushions are feather-filled, loose covers in creamy cotton rep, deeply striped cottons or painted flowers for summer, rich damask for winter, the hand-forged cast-iron (a particularly wonderful chandelier and lots of wall sconces and tall, free-standing candlesticks) and the sturdy cherrywood dining table, chairs and console table (very restrained and simple this).

Sofas are £295 (without cover), the armchair is £450 (without cover). The chandelier is £160, wrought-iron candlesticks, £49.02 and burnished steel bowls £20.

There will be a collection of menswear, clothing and lots of small artefacts for the house - crackle glass, ceramic vases, splendid, almost medi-

eval, steel and verdigris dishes to use as fruit bowls or, on a summer evening, to float candles in. The handwriting behind it all is consistent, coherent and if you like some of it, you'll probably like it all. If it is successful then this could be just the first of many. Watch out. Habitat, Next, Laura Ashley et al!

Cookery

Dig out a few consoling perennials

Philippa Davenport tests new ways with vegetables



LAST WEEK I heard my neighbour's lawn mower splutter into life - and die soon afterwards. My gardening efforts at this time of year tend to be cerebral. At night in an armchair by the fire-side I plan the planting of salad vegetables. I haven't grown before: the magnificent little potato called La Ratte, which Marshall's is introducing from France this year; corn salad, American or land cress, and perhaps the flower petal salad collection which Thompson and Morgan has just launched - a mixture of nasturtiums, pot marigolds, lemon mint, borage and something called Angel Rose.

Back in the working reality of the kitchen it is winter vegetables, not summer foods, that I am cooking.

OEDIPUS SOURISSE

This is one of those consoling perennials to which I return with pleasure time and time again. It is soothing for Sunday supper, yet elegant enough to serve at a luncheon.

Hard boil some eggs, cooking them just long enough for the yolks to harden. Shell and quarter them. Lay them in a warmed dish and cloak them quickly with a hot and creamy onion sauce.

Sauté with flaked and toasted almonds and a little parsley, or better still, with fresh chopped coriander leaves.

Surround with triangles of fried bread and serve straight away.

To make the sauce, sweat half a pound of very thinly sliced onion in three ounces of butter.

Stir in a heaped tablespoon of flour and half a pint of creamy milk that has been infused with a bay leaf. Add salt, pepper and a pinch of allspice and simmer gently for 15 minutes. Discard the bay leaf and process to a puree, then adjust seasoning and thin the sauce with more milk to taste.

COMPOSITE OF RED CABBAGE

Spicy red cabbage brings comfort on frosty nights and one of the joys of this dish is that, most unusually for a red cabbage recipe, it takes no more than 15 minutes to cook.

Heat a wok or a non-stick frying pan measuring 12 inches or more across. Add a little unsalted butter and sauté two dessert spoons that have been peeled, cored and sliced into aspic-thick rounds. When the butter is hot, add the cabbage, sliced into 1/2 inch strips, and cook for 10 minutes, stirring frequently. Add a little more butter. Then reduce heat to very low, cover and steam-fry for about eight minutes, just stirring occasionally.

Return the apple to the pan. Season with salt, pepper and some toasted and crushed carrot-seeds, and mix well.

MUSTARD-GLAZED CARROT

Carrots are blessedly inexpensive. They tend to appear on menus frequently at this time of year and it is easy to fall into the habit of cooking them in the same old routine ways. Here is a good, slightly-out-of-the-ordinary way to serve them, inspired by a salad of Madhur Jaffrey's.

Black mustard seeds can be bought at oriental stores, some delicatessens and health food shops. Their nutty character goes well with the natural sweetness of carrots.

Simmer sliced carrots and a little finely chopped onion with a smidgeon each of soft brown sugar and sunflower oil in water to cover. When nearly tender,

Food for Thought

Take 3lbs 6oz of hints

THERE can be no doubt that Raymond Blanc's heart is in the right place. "I often wonder," he writes in part of his introduction to *Recipes from La Maison aux Quat'Saisons* devoted to how to give a successful dinner party, "to what extent the quality of meals affects the decisions of world leaders. Might a terrible dinner lead to war and a beautiful meal bring peace, or less?"

I have often wondered the same thing. It seems to me to transcend more than just good manners to threaten to bomb back into the Stone Age someone to whom you have just passed the salt. However, as M. Blanc goes on, "Short of saving the world, let us aspire merely to saving face."

Fair enough, but it prompts the question whether or not books like M. Blanc's will help save our lives or merely leave egg all over them. I am prepared to admit that there may be a tinge of difference between his level of skill with the skillet and my own. He is, after all, one of the greatest chefs of his age. He is a teacher and an enthusiast for the quality product and a *fidèle*, where vegetables are concerned.

Can this prince among cooks have anything to say to a generation of the oven-ready gourmet meal from the chiller cabinet, of the Saturday voyage around the supermarket rather than the vegetable market? In short, is there anything in his book that you and I can have a crack at with a hope in hell that the result might not have M. Blanc scratching his head trying to make out which of his celebrated dishes it was supposed to be.

Perhaps all is not quite as bad as it seems. After all Raymond Blanc is entirely self-taught. True, he may have started off with one or two advantages in this line that not all of us can boast, things like talent and a French nationality. Nevertheless his *Honorable braises au jus à la bordelaise* and *carottes sautées à la bordelaise* are his alone. What is more, he made it in England. So, where he has led, may we not follow? We may, but there are obstacles.

I sometimes question whether cook books are made to be used in the kitchen or to be left lying around the sitting room to impress visitors. This one is in a case in point. It has all the hand-some art direction that now characterises the superior cook book.

Unfold sums have been lavished on the photography, and the typography is a model of today's cool chic (grey on white and rather hard to read as a consequence). What will a couple of fat spoons, a drizzle of cream and a splash of wine do to all that exquisite design?

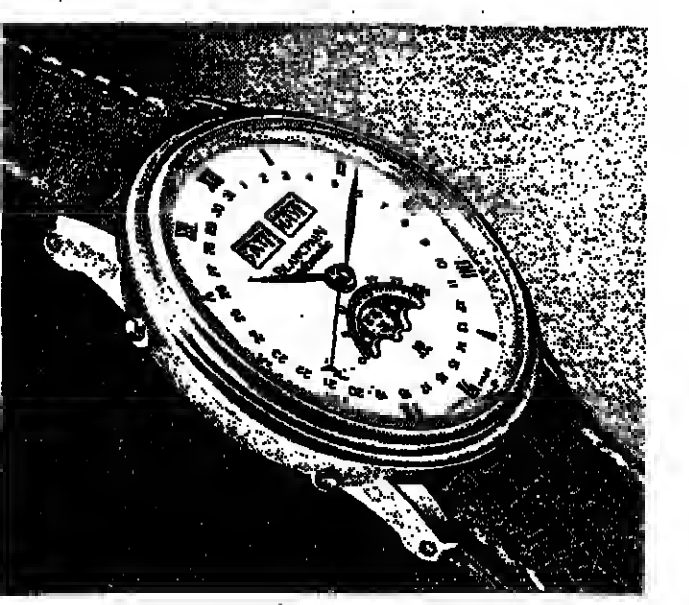
M. Blanc, if I read him aright, would not be in the slightest bit upset if his volume does get to bear the scars of a working kitchen. He has clearly gone to great lengths to break the recipes down into precise stages. The instructions are exemplary. There are useful tips by the handful, but unless you have a photographic memory, you will have to drag all 3lbs 6oz of it (much the same weight as the Constance Spry hardback edition, incidentally) into the kitchen, and let it take its glass.

You need it there, anyway, to compare your stab at the *Charlottes de légumes au saucisson de province* or *mignons d'agneau au romarin vinaigrette aux herbes* with the picture of the original. I suppose it might be claimed that beautiful photographs of beautiful food are inspirational, but I have found that contemplating the yawning gash between the picture and my botched ruin sectionally impairs my mental stability.

Never mind, nothing daunted let us venture in. Let us begin at the beginning, *Basic Recipes* and *Techniques* - Stocks. Oh dear. Here we go. There's *jus de veau glacé de veau* that requires *four* pounds of tomatoes - where did you put the fondue de tomate, Dèdred? - and which needs to be strained through a fine conical sieve and then through a muslin cloth and will produce 18 fluid ounces of flavoured veal stock which you can keep for up to three weeks in the freezer and up to one week in the fridge. Add that to the little containers of *fumet de poisson*, the *fumet de volaille* and *gambes au jus*, the *blanc de volaille*, *jus brun de volaille*, *fumet de légumes*, *maye de légumes*, *herbes et condiments*, and the *gelée de viande au madère*, and we're ready to go.

Instantly we are at a disadvantage. I sense that there may be a difference in scale between Raymond Blanc's ambitions and those of the average householder entertaining in mid-week. He is prepared to put more work into a basic stock than many people are into an entire meal. But he

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BOOKS

Rachel Billington on a feminist appraisal of the life, works and death of poet Sylvia Plath
Portrait of the artist as a tortured soul

SYLVIA PLATH by Linda W. Wagner-Martin. Chatto & Windus, £12.95, 282 pages.

SYLVIA PLATH is one of those writers whose work is in danger of being overwhelmed by her life. Marriage to the poet Ted Hughes, publication under a pseudonym of an autobiographical and highly personal novel, The Bell Jar, and suicide at the age of 30 turned her into a cult figure. It was also her luck, or bad luck, to coincide, posthumously, with the height of American feminism. She was seen as the golden victim of a man's world. The bibliography in Ms Wagner-Martin's book includes many titles such as My Life a Loaded Gun, Female Creativity and Feminist Poetics or Jocasta Complex: Mothering and Women Genes, and this attitude of subjective feminist awe tends to creep into her picture of Sylvia Plath. One cannot help wondering what a man would have made of the life. In fact the man's perspective is almost entirely lacking from this book since Ted Hughes has, understandably, made it a rule not to give interviews and Ms Plath's early boyfriends do not seem to have been approached. This gives

a somewhat one-sided effect, although it is possible, as Ms Wagner-Martin suggests, that Sylvia Plath's neurotic and city which led to her first breakdown and attempted suicide at the age of 20 was mostly due to this motherly pressure. She does also allow that the poet's perfectionist nature made her acutely self-critical. Despite a childhood and youth filled with academic and creative triumphs, any failure reduced her self-esteem to a dangerous low. Her two days of pill-induced unconsciousness passed in the cellar of her mother's house, ended a depressive cycle which had begun when she heard of her failure to be accepted for the prestigious Harvard summer school fiction course. When she recovered and resumed her studies at Smith University, she embarked on a series of self-image improving love affairs, although to her more serious boyfriend she posed as a virgin. Above all she was competitive. Only winning gave her the confidence to proceed.

Sadly, her last years in England were calculated to confuse this instinct. Ostensibly she had everything - and this was the image she liked to present to the world - she was married to a brilliant, handsome and very

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Sylvia Plath: a writer whose work is in danger of being overwhelmed by her life.

male poet. She had two beautiful little children. She was a published poet and, towards the end, the author of a well-received novel. But in fact, her husband's poetic achievements tended to put hers in the shade and he had fallen in love with another woman. Looking after the children gave her little time to write and the novel exposed her in a way that caused her acute pain. More dangerous still, she was in an alien country whose ways made the competitive game far more difficult to assess. One of the most fascinating questions is why this all-American girl who bated the ancient grime of England, did not return to America after her separation from Hughes. She reacts almost with anger when her mother makes the suggestion. And that, of

course, may be the clue. It would be an admission of defeat. And yet it led to a far greater defeat. Any book written about a life that ended in suicide has the tragic compulsion of a detective story. All through, one looks for the clues, wishing that the clock would have ticked differently. If her father had not died, if her mother had been less ambitious for her, if she had married an American, if that last winter in London when she was alone with her children, the city had not been so unacceptably covered in snow and ice... Yet in the end, during this period of greatest misery she was writing some of her best poems - those collected under the title Ariel. And in the poetry all the miseries are turned into words: muscular, vibrant and unforgettable.

The struggles of an unorthodox mind

A MIND OF HER OWN: THE LIFE OF KAREN HORNEY by Susan Quinn. Macmillan, £16.95, 470 pages.

KAREN HORNEY, one of the few female psychoanalysts to achieve fame, argued that much of life is determined by environmental rather than biological pressure. She also struggled (one almost says manfully) with some of orthodox psychoanalysis and its adherents, both in Berlin before the 1930s and the United States thereafter, to make this point. She contested the lack of belief in motherhood shown by Freud, and the prominence given to penis- envy in Freud's theory. The attempt to maintain a social perspective got her into trouble, and she battled over the penis for her strange use of equal trouble. ("Miss Horney") Born in Hamburg in 1885, Karen Danielson had a steamship captain father, a mother much younger than him and a brother, Berndt, whom she "rather favoured". The young Karen looked elsewhere for the love that was missing from the parents and found it first in her teachers, and then in her career at "Erbsburg Medical School", where she was the only woman in her class. Her parents had separated by this time, and Karen was ready to idealise others as the things her parents had never been. One of these was a political scientist, Oskar Horney with whom she fell in love in Berlin in 1908, after marriage.

sexual activity (including what Quinn disarmingly calls "that old bogaboo masturbation") instead of looking at Horney's desire to come and go, to imitate the prostitute's life, in her dealings with men. And Horney did get over-involved in strange things. In 1911, she had an affair with one of her husband's colleagues and contemplated suicide when it ended. Horney had three daughters with Oskar and seems to have both cared for them and insisted on their being analysed by Melanie Klein (the usual mixed blessing). But she was always slightly at sea, like her father, her eye both on the port of call and the open ocean. Horney's marriage ended in 1927, and she spent the years before 1932 and the departure to America helping make the activities of the Berlin Institute one of the most creative in the history of psychoanalysis.

Between 1922 and 1935, she wrote 14 papers on female development, many of them at odds with the male view of women as defective for want of a penis, and at least one of them taking the view that marriage based on monogamy is merely a device for control, and faithfulness "genital inhibition". Horney was to make her case the opposite of Freud's orthodox view. Men might suffer womb envy, for example. And they might well envy the multiple pleasures brought by the clitoris. In various forms, as a book of 1926 described, women (and some men) were in flight from Womanhood because they lacked the courage of their natural convictions.

Beginning her new life away from Hitler's Germany, in Chicago, Karen Horney's career takes on the difficulties both of her departure and her challenge to Freudian orthodoxy. Horney's time in America, and especially New York, sees her becoming more "difficult" but also more convinced of the need to relate psychoanalysis to social issues and - social - issues. Horney appears as a powerful combina-

tion at this time of a woman who wanted men, without quite knowing why, and who also believed in the debilitating nature of social greed, and organised envy of the American. Instead of a world of psychoanalysis, she really belongs in an Ibsen play, since the problem of her later life was the difficulty of sorting out the neurotic in herself from the neuroses of the social culture of envy. Collaborating with the still underestimated figure of Erich Fromm, at the Institute of Social Research, Horney also joined up with Harry Stack Sullivan, thus drifting further away from Freud. Her work with the Institute there branched from then on as a social oriented female rebel who had betrayed the fundamentals of Freudian teaching. A breakaway association was also internally broken up.

Susan Quinn's biography is rather breathless, and prone to simplistic judgments of its own. But it is well researched, and suggests once again that the level of self-fighting and sexual hostility within psychoanalytic circles are inordinately high. (It turns out that the historian and psychiatrist Gregory Zilboorg took payment in the form of tickets to a Joe Louis fight.) A *Mind of Her Own* is a bad title because Horney never seems to have wanted one. Rather, she sought for social bases for psychological problems, and for a perfect man who would take her away from the neuroses of personal conviction. There's a touch of the Hamburg lady of the streets in Horney, a restlessness, that left her theories incomplete and her anti-authoritarianism more than a little authoritarian. But she made her challenge, in accessible and socially aggressive ways, and so students of psychoanalysis can altogether ignore the mixture of biology and environment that Horney understood in others but probably not in herself.

Michael Neve

Lost boys within a fallen temple

THE TEMPLE by Stephen Spender. Faber and Faber, £10.95, 210 pages.

THE PHOTOGRAPH by Herbert List on the dust jacket, of a youth wearing brief bathing trunks that fall to hide his erection, is appropriate if indicative, because Spender's new novel, set in Germany during the last phase of the Weimar Republic, is concerned with male homosexual relationships, the temple of the title being the human body. Each of the couples involved consists of a middle class predator, German or English, and a working class German boy he has picked up, usually though not invariably in a bar, whom unemployment caused by the post-war inflation has pushed into prostitution. In his Introduction Spender explains that the book is a recent reworking of a piece of fiction he wrote as a young man more than 50 years ago, soon after the events it deals with took place. For it is confessedly autobiographical, several of the characters - Auden, Isherwood, the photographer List and others - being presented under transparent disguises. But although much of the action stays close to the truth, as recorded in Spender's autobiography *World Within World* (1951), there is also a great deal of embroidery and invention, the result being in his own words "a complex of memory, fiction and hindsight."



Stephen Spender: an autobiography of confession

Much of the earlier version has been discarded, in particular the interior moodings in which the characters originally engaged, but in both versions - relying for the earlier one on the table of contents given in Kulkarni's bibliography - the central chapters describe the 20-year-old narrator Paul's first visit to Bamberg, his

decor or one of the abstract landscapes that are a hallmark of Spender's prose, are two subsidiary themes: the private one of Paul's dedication to poetry, and the public one of the rise of Nazism characterised by the ugly growth of anti-semitism in Germany. Besides shifting the period of the more sombre Part 2 from the autumn of 1923, when Spender's second visit to Bamberg actually took place, to the winter of 1932 in order to provide a greater contrast with the sunlit scenes of Part 1, there are other instances of juggling with chronology for reasons that are not always apparent. And for those versed in the related literature there are further puzzles, such as the dropping of familiar names - Solovitch and Kurt Grote - in unfamiliar contexts, so that the novel comes to be seen as an autobiographical fantasia.

The opening English Prelude set in Oxford, describing Paul's crush on a fellow-undergraduate Marston and the early days of his friendships with Auden and Isherwood, is a paraphrase of the equivalent scenes in the autobiography and appears to be factual, as does the account of the Isherwood character's visit to Bamberg accompanied by his boyfriend Otto in Part 2. The Epilogue merely reprints the revised (and improved) text of Spender's poem "Written Whilst Walking Down the Rhine," retitled "In

1922" first published along with the Marston poems and others in *Twenty Poems* (1930), the meaning of which he tries to explicate to the uncomprehending Joachim at the beginning of Part 2. In fact, a valuable function of the novel is to shed light on the "early poetry generally."

It has other virtues, being beautifully written and compellingly readable, but the overall effect it had on this reviewer was one of claustrophobia, the feeling of being caged within the obsessive relationships on which it concentrates. The reason for this is clear. Apart from brief appearances by Irmi, who seems to have been introduced so that Paul - who improbably couples with her on the beach before breakfast having the previous night lost his virginity to Ernst - can recognise her as belonging to "an alien species," and a glimpse of the pregnant Lisa standing on a balcony, which echoes a lyrical paragraph in the autobiography, women play virtually no part in the novel. The strange consequence of the omission may be appreciated when it is remembered that a major ingredient in the making of Isherwood's masterpiece *Goodbye to Berlin*, "with which *The Temple* has obvious affinities, was the balancing of its homosexual undertones with the life-enhancing portraits of Sally Bowles and Natalia Landauer.

John Whitehead

The Inquisition's fear of flying

BALTASAR AND BILMUNDA by José Saramago, translated by Giovanni Pontiero. Jonathan Cape, £11.95, 333 pages.

THE SWIMMING-POOL LIBRARY by Alan Hollinghurst. Chatto & Windus, £11.95, 288 pages.

JULIA PARADISE by Rod Jones. Jonathan Cape, £9.95, 98 pages.

LIMESTONE AND LEMON WINE by Thomas Shapcott. Chatto & Windus, £10.95, 183 pages.

DISCHARGED from the Portuguese army after losing a hand in battle, Baltasar Mateus is an idle spectator at a mass execution of heretics, when he sets eyes for the first time on Bilmunda, the great love of his life. She is in the crowd, too, waiting to see her mother pass by en route for a public flogging and eight years' exile on a charge of "hearing



José Saramago: an absorbing and un sentimental tale

voices." The date is 1711, and in Portugal the Inquisition is still all-powerful. Mother departs for Angola, never to be seen again, leaving Baltasar and Bilmunda to stifle for themselves as best they can. They fall in with Father Bartolomeu Laurencu (a genuine historical figure), whose chief claim to fame is that he invented a rudimentary airship and managed to launch it in 1709. Together, the three of them build another version, the Passarola, and take off over Lisbon first, then the sea, then Baltasar's home town of Mafra. They have become the first human beings to make a powered flight. They are forced to keep the achievement secret, though, for fear of what the Inquisition might do to them. The King of Portugal, meanwhile, has devoted his life to the construction of a Franciscan convent at Mafra, a pledge made to the friars in return for the promise that his barren wife would conceive within a year. Any suggestion that she has already conceived - as the friars well know from the confessional - would, of course, be patently ridiculous. Baltasar goes to work at the convent after Laurencu dies, shifting earth with his iron hook, driving the oxen, hauling great columns of stone into position. He and Bilmunda become accidentally separated, and for nine years she searches the length and breadth of the country for him. When she does finally catch up with him, on the last page of the book, their reunion is as moving as anything I have read for a long time, without being in the least bit sentimental. José Saramago, in short, has written a thor-

oughly absorbing novel, very ably translated by Giovanni Pontiero. It has been a huge best-seller in Portugal and deserves an audience here, too.

The Swimming-Pool Library, by Alan Hollinghurst, is an absorbing book, too, though of a different nature. It is a first novel set in the homosexual London of five years ago - before the great plague of AIDS struck - and narrated by a young, upper class Oxonian of vigorous sexual appetite. His life is devoted to the pursuit of casual affairs - strangers in cinemas, Arab boys in Hyde Park, elderly peers in public lavatories, rough trades at his flat, well-built waiters in the pool at the Corinthian Club - anyone, in fact, who has the inclination and a few minutes to spare. He is a "cottager," and this book is a celebration of cottaging.

It is also to some extent a novel of ideas, an examination of gay mores, and of public attitudes to homosexuality over the past half-century or so. Alan Hollinghurst writes exuberantly, but with compassion, and pulls few punches in pursuit of his theme. The only serious quibble against him is that he has made his leading character a little too unpleasant to engage the reader's sympathy. The saloon bar romo who insists on relating his past conquests in all their inebriated detail is remarkably true to life, but he is a figure to be avoided, too - in the flesh, at any rate. Rod Jones's *Julia Paradise* is an enormously ambitious Freudian novel, set mostly in the International Settlement at Shanghai in the 1930s. Housewife Ayres, an opium-smoking Scots doctor, with a penchant for child prostitutes, is having an affair also with an exotic young heroine. She is an Australian missionary's wife, who fantasises about her father and is obsessed with incest and snakes and all sorts of things



Rod Jones: ambitious Freudian aims

that may or may not have happened in the past. The Rev Paradise, meanwhile, falls foul of the Chinese authorities and is arrested on a charge of burning down his own school. The Japanese invades, leprosy abounds, the times are never less than interesting. But Mrs Paradise's sub-conscious is at the centre of the book and it is here that the author displays both his strengths and his weaknesses. He has failed to make the most of his material - there are too many structural problems for that, too many dramatic opportunities missed - but the book is highly original nonetheless, a stimulating and most unusual piece of work. *Limestone and Lemon Wine*, by Thomas Shapcott, is a collection of 17 short stories set mostly in and around the fictional Australian town of Limestone, a sort of Lake Wobegon in the Antipodes. The characters verge on the humdrum sometimes, but they are well-observed, and the stories themselves are told with great economy. Life in small-town Australia, as the novel seems, is not so very different from life in small towns anywhere. Nicholas Best

Memoir of a century

FOURTEEN LETTERS by Feliks Topolski. Faber and Faber, £20, 512 pages.

THERE IS one to be mined from *Fourteen Letters*, but you have to work hard. Topolski's autobiography measures eight inches by ten and a half inches by one inch (paperback). The pages are not numbered, there are no separate chapters, there is no index, there are two solid columns of text per page, with emphases in bold type and the footnotes hardly big enough to read. Mr Topolski's writing style chimes with his drawing, which he explains better than I could. "My drawing is of a seismographic inspiration: my hand/eye react instinctively and selectively and I knit together the elements which may be gathered while I move/travel through or take part in an action... Movement/character, not form, seem their *raison d'être*." His first remembered drawings are of two dogs copulating, made when he was a tiny boy. But the actions that he has moved/travelled through and taken part in have given him some stimulating recollections and he has a great feeling for potent detail. Born in Warsaw in 1907, of a theatrical

father and a maternal mother, he grew up during the First World War, attended art school, served with the cavalry officers' reserve, went for a Grand Tour of Europe that he despaches in a couple of pages, and in 1935 came to England to stay. (This whole period occupies only 34 pages, six of them whole-page pictures.) He had useful friends and soon made more. At the Cafe Royal (though he spoke little English) he got to know Augustus John, Epstein, Nye Bevan, Claud Cockburn, the Duke of Sutherland, Constant Lambert, *et hoc generis omnia*. German invaded Poland in 1939, and Topolski (who was War Artist. By the end of the war, he was successful in both commercial and purely creative work, and his life thereafter was the vigorous life proper to a foot-loose, unconventional artist. He is an unashamedly British, in character, not form, seem their *raison d'être*." account reads like extracts from a diary. One possible way to approach it is to read his entry in Who's Who and turn up the relevant bits by flicking through the pages of *Fourteen Letters* until you come to the appropriate bold type. But better than the narrative, there are the pictures - photo-

graphs, press-cuttings and of course the drawings that Topolski has made of so many events of this century, plus 16 coloured reproductions of details from his open-ended *Memoir of the Century*. I don't always like Topolski's work, but his own selection of it is in itself a vivid memoir of the century. B.A. Young

CENTENARY CROSSWORD

Bet shirt on honest Brit

A total of 800 solvers submitted solutions to the Centenary Crossword, no fewer than 614 of whom tried their hand at composing a clue to the word BIRTHSTONE. (One reader, however, chased the word RECIPES and another, two ITALIAN.) Opening and sorting through this mass of entries was partly responsible for the postponement of this report for a week - for which my apologies. During the course of judging, I concluded that it might have been wiser to choose a harder word to anagrammatise than BIRTHSTONE. Among the large number of variations the most popular were HONEST BRIT, THIS BRITONS, THIS BRETTON, THIS BRONTE, but there were dozens of others. The result was that many clues were very similar, though some entrants managed clues using two or more anagrams: "Bitter and nosh for the charm of an honest Brit," or "N.B. theorist, not heribist will commemorate new growth"; while Mr G.K. of Co. Donagall took matters to success with what he described as the definitive clue: "Subhorn without exception about tithes: Honest Brit? Not The Brits are just muddled. It's the born stupidity of them that's hard to bear. Luckily, on the last extremity, it can be worn away." This came with 11 lines of notes and can be read as a deprecation of the British role in Irish history. Interesting, yes, definitive, no! Anagram clues need to include some sort of indication that an anagram is present. Thus "Personal gem of the Britons" is not

really enough. Nor do we permit indirect anagrams, as in "Emerald might be a variety of Pippin from Normandy," which expects the solver first to deduce "the ribston" and then to make an anagram of it. I also decided that definitions such as "could be lucky" were not acceptable, and that "gem" or "ruby" were hardly sufficient without some mention of anniversary. This purist decision excluded from consideration such otherwise excellent clues as "Ruby's recipe for thin sorbet." The sense of the clue as a whole must also be considered and this ruled out such efforts as "Sparker skeleton round nautical shirt tail first" which makes no sense as a statement, and thus tells the solver that it is a "salami" clue. The ultimate in convolution achieved was "Rim premiered in broken German - please leave out the beginning of the cycle and get to the brilliant bit in the middle." (It is an anagram of "bitte schön" without the C.) And "Belgium for 1,000 in fun with 24 from wibassep the wizard came turquoise in December," replaces M (1,000) in MIRTH (fun) by B (Belgium) with 2400 equaling (STONE) 20 clover by half! On the other hand "Precious talisman showing social class and style in the best part of England," was rejected because of the inflammatory nature of its last few words. Having failed to make it clear that what we hoped for was one clue per solver, I cannot complain if several readers decided to submit anything up to a dozen. However, none of these multi-

clue entries figures among the winners. And so to the winners. Mr Rhodes happily achieved that rarity an "8 lit" clue, in which the whole clue defines the whole answer, while the parts of the clue define the parts of the answer. The whole of Mr Rhodes's clue defines BIRTHSTONE, while the anagram indication is also present; there is a particularly pleasing double use of ROCK as both definition and anagram indicator. Mr Woolf's clue represents a fresh approach with a clever anagram and a misleading definition (just allowable in the circumstances); while Mrs Harvey's is an imaginative use of the anagram. Congratulations to non-winners, especially to readers abroad who gave elaborate instructions for the delivery of the FT champagne to UK addresses; and most particularly to Mr R.W.D. of Cyprus who had hoped to breach the bottle on his mother's 93rd birthday this summer. The Winners "Rock the Britons associate with nativity" Mr H. Rhodes, Pannal, Harrogate. "Teeth Brat might: what a gift for 'The Brit'" Mr B.J. Woolf, Graffham, Petworth, Sussex. "Bet shirt on 'Crazy Perfidio' for Leo" Mrs E. Harvey, Leven, Fife. "Honest Brit turns out to be a real gem - just for the mouth!" Mr T. Dyson, Weybridge, Surrey. "This Bronte novel - it's the jewel of the month" Mr B. Roe, Wigston, Leicester. Colin Inman

BOOKS OF THE MONTH

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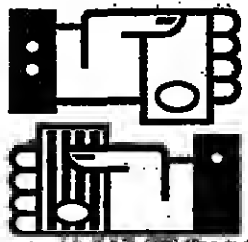
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FINANCIAL TIMES SURVEY



The first year of the Building Societies Act has not been easy.



There are many restraints. But, says

David Barchard, the turn in the markets since October is allowing the societies a respite in which to make strategic decisions about life in an increasingly deregulated world.

Learning how to compete

AFTER SEVERAL increasingly difficult years, Britain's building societies find themselves unexpectedly the beneficiaries of October's stock market crash.

Funds which a year ago were being poured into the stock market are returning to building society accounts. The societies' share of the mortgage market, which by the third quarter of last year had dipped for the first time below 50 per cent, is rising again.

The wholesale funds on which other mortgage-issuing institutions depend are once more climbing in price, relative to the retail funds on which societies primarily depend.

If things are getting easier, it is not because the market or the institutions in it have returned to the rather unadventurous stability the societies lived in before 1980. It is rather that an unexpected turn in the markets is giving building societies a respite in which to make strategic decisions about how to survive in an increasingly deregulated and competitive market.

Some societies, including probably the largest and best known, are likely to decide eventually to become fully fledged retail financial corporations, and may ultimately dis-

card their status as mutual societies to become public limited companies.

Not everyone believes this is inevitable. Defenders of the status quo can point to a fair record of success. Though there are around 187 building societies, nearly 60 per cent of their assets is concentrated on the five largest. The largest 16 have about 86 per cent of the industry's assets, which are becoming steadily more concentrated through mergers.

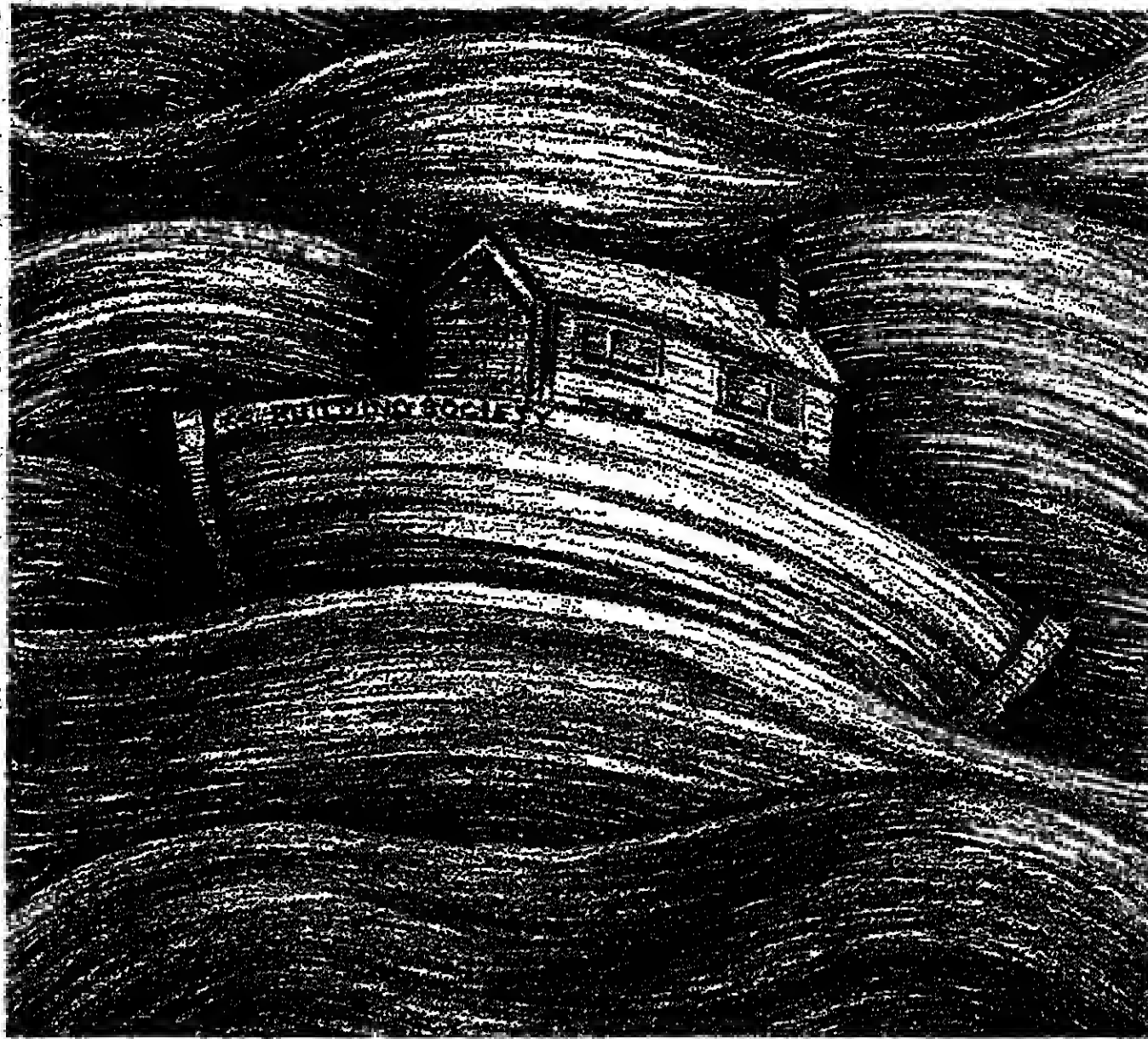
The two largest societies, the Halifax and the Abbey National, with combined assets of \$57bn, are in a different league from the others, with the possible exception of the newly-merged Nationwide Anglia. Almost all the societies at the upper end of the industry can report returns on mean assets of between 15 and 25 per cent in 1987.

Though the word "profit" is relatively new to mutual societies, the larger societies, with a few exceptions, seem to have been able to maintain their profitability despite torrid roads made into their traditional preserves by rival mortgage leading institutions since 1984; and despite the stock market boom and the series of privatisations that accompanied it, siphoning

off savings which would previously have been invested only in building society accounts.

Exposure to competition has taught the larger societies how to diversify and compete. In the course of doing so, the old uniformity of the industry has gone. Each society has had to decide for itself not just about interest rates, but also about such matters as whether to install automated teller machines (ATMs), whether to issue new money transmission services to customers, such as cheque books and credit cards; how to handle unfamiliar lines of business, such as insurance, investment services, unsecured personal lending, leasing, and estate agency.

Only the larger ones have



Building Societies

been able to attempt to diversify on a broad front. Those in the second tier have been forced by the limits on their resources to be more selective. This is why, for some of the more aggressive second-rank societies, the temptation to convert to a limited company and gain access to equity may be stronger than for the larger ones.

However, the more societies have learned to diversify and compete, the more they have come to resemble the major banks. This has made them increasingly aware of the restraints imposed by the Building Societies Act of 1986. Some general managers considered the Act outmoded by the time it came into force, and

that the legislators were lagging behind the market and its pressures. These complaints have not gone unheeded. The scope of building society activity has been widened over the last three years, more drastically and more rapidly than could have been imagined at the outset.

Whether or not the smaller medium-sized societies which retain much of the character of the industry a decade or two ago can survive is hotly debated. One school of thought holds that they can, by becoming "niche players", finding specialised markets among housebuyers and savers, and slimming down their management expenses. Many smaller societies say this formula is working handsomely and will continue to do so for the fore-

societies in a competitive savings and mortgage market is also uncertain. Many of the smallest are quietly folding their tents and being absorbed by larger regional neighbours, sometimes at the prompting of the Commission.

Whether or not the smaller medium-sized societies which retain much of the character of the industry a decade or two ago can survive is hotly debated. One school of thought holds that they can, by becoming "niche players", finding specialised markets among housebuyers and savers, and slimming down their management expenses. Many smaller societies say this formula is working handsomely and will continue to do so for the fore-

seeable future, though it is increasingly hard work. One or two look forward to a future when the larger societies will have left the building society world for that of banking and high finance. They believe that something of the closeness of the old days may then return. It is likely to, at least to the extent that the smaller societies may find it necessary to pool some of their resources in activities such as computing and advertising in order to compete in a lively retail finance market dominated by large organisations.

Nearer the top of the market, building societies have greater freedom to experiment with novelties. The Woolwich is "cold-starting" its own estate agency organisation. The Leeds Permanent has joined Visa, and is to issue a branded credit card. Nationwide Anglia operates a cheque book system for interest-bearing current accounts.

The treasuries of the major societies have also gained familiarity with the instruments of the wholesale money markets, from CDs to swaps, drawing closer to the world of international banking as they exploit sources of funding unknown to them a few years ago.

It may sound as if the larger societies are evolving into banks. But this is not a claim that any of them make, partly because they are conscious that, although banks have more prestige than building societies, they also have a much less favourable image with the public. Building societies are thought to be customer-friendly institutions. Retail banks, fairly or unfairly, are not.

Those societies that are moving towards incorporation as companies tend to favour a different model. The larger ones at least see themselves offering the public an assortment of sophisticated retail financial products, from mortgages to personal loans to insurance, and perhaps stockbroking and unit trusts.

"We won't become a bank. Marks & Spencer has a banking licence, but it isn't a bank," says the general manager of one large building society.

Smaller ones may not have the option to choose to be a bank or not, unless they grow through mergers; for they would have to receive the prior approval of the Bank of England before conversion - and the smaller societies would be unlikely to be given it.

Mr Andrew Longhurst, chief executive of the Cheltenham & Gloucester, sums up the dilemma of the smaller societies by saying that he regards incorporation as inevitable eventually, though he does not believe it is a route that can be followed by a society with less than a 10 per cent share of the market.

There may be other avenues, so far ignored. Societies might be allowed to merge with mutual insurance companies, or a large building society might be permitted to buy a stake in one of the smaller banks. Perhaps British building societies, like Australian ones, will be allowed to issue some form of equity without being required to incorporate first. Two societies, the Nationwide Anglia and the Alliance & Leicester, have already issued subordinated debt, at the very first moment it became legally possible to do so.

Further changes in the legislative framework of the industry will probably have to wait until it becomes clearer how far societies can progress within the newly established set of rules.

Technology has changed the scene almost as much as the new legislation. Indeed, without computerisation, it is doubtful whether the societies could have accomplished the dramatic transformation of their operations that many have achieved in the 1980s. The price of computerisation is high. Several societies report that they are spending around 25 per cent of their capital budgets on recurrent computer related expenses.

New management skills are more elusive, but it is probably fair to say that, 10 years ago, a typical senior executive had been with his society most of his working life and knew little of the corporate world outside. Today, senior building society executives have often had varied careers before joining their present employer, and have a correspondingly up-to-date grasp of management and strategy.

Under their leadership, the larger building societies should not have too much difficulty making the most of opportunities in the post-Crash savings and mortgage markets.

But the longer-term strategic decisions, many of which will probably have to be made this year, involve entering uncharted territory where survival for a financial institution is more uncertain. Risk should mean higher rewards for the successful long-term strategists, and perhaps the gradual elimination of weaker players.

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The mortgage market	Technology; Funding; Housing
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BUILDING SOCIETIES 2

Societies are now free to shed the mutual status inherited from their 19th century founders

How the Budget could assist evolution

JANUARY 22 this year may go down as one of the landmarks in building society history. It was the day when the Halifax, Britain's biggest, announced that it had appointed the merchant banker N.M. Rothschild to study its future options, including possible conversion into a public company.

The Halifax is adamant that, at this stage, it is only reviewing its options, and that conversion is just one of them. Nonetheless there is a strong inference that the days of mutual status, at least as it has been known up till now, are numbered.

Since the beginning of this year, building societies have had the power to shed their mutual status and become companies if they chose to do so. A year or two ago this option was virtually a taboo. Many building societies were firmly attached to the mutual status that they inherited from their 19th century founders. Words like "member" and "surplus" were used, rather than "customer" and "profit".

All that is now changing. The larger societies have evolved into giant financial bodies with little or no real control by members. Some of their financial practices are already a departure from 19th century mutualism - the use of wholesale funds raised on the money markets, for instance, rather than

reliance on members' savings. Mutual status shelters the smaller building societies from the risks of a takeover or the consequences of serious commercial mistakes.

Building societies are regulated not by company law, but by the 1986 Building Societies Act which places firm restrictions on what they can do. The Building Societies Commission regulates the day-to-day working of the societies, sets further limits on the activities of some of the smaller ones, and occasionally steps in when it thinks things are going seriously wrong.

Hence, although the limits of what is permissible for them have been steadily widening in the 1980s, building societies cannot do many of the things that are done by the banks or limited companies with which they are competing.

Even though the review of their powers under Schedule 8 of the 1986 Act was announced on January 26, societies cannot lend unsecured personal loans of more than £10,000; they cannot buy a majority stake in an insurance company; they cannot offer financial services to corporate bodies.

A further disincentive to staying mutual is that societies are much more dependent for profit on low management expenses than companies are. As a result, building society

executives tend to be paid less than their counterparts in banks. This isn't simply disagreeable. It also makes it harder for them to recruit personnel of the right calibre when diversifying.

The main restriction imposed by mutuality, however, is that building societies cannot finance themselves through the issue of equity shares and so

Although the limits are widening, societies cannot do many of the things done by banks and companies with which they compete

have additional funding to grow and diversify. Relaxation of the 1986 Act, to allow societies to tap more wholesale funding and to raise subordinated debt of up to 50 per cent of their reserves, is probably only postponing the day when the larger societies feel the need to fund themselves by issuing equity shares.

This constraint affects large diversifying societies, rather than small ones sticking to traditional mainstream business. The pinch may be greatest for the second tier of societies, those with assets of between £4bn and £10 bn, already being sucked into the competition for diversified financial services in the high street, but lacking the

huge asset-base of the Halifax or the Abbey National.

So why not go public? So far the most that the major societies will say is that they are studying the matter, though many observers believe that the slide towards incorporation is irreversible. They would agree with Mr John Bayliss, general manager of the Abbey National, that the societies do not yet

enjoy "level playing fields" in competition with the banks, and who believes that mutuality is on the way out in much of the world.

"Building societies will not go out of existence," says Mr Bayliss, "but there are going to be a lot less of them than there used to be, and those are going to remain will be fiercely competitive."

Evolution into large retail finance corporations, however, is currently blocked by several obstacles. At present no building society can probably afford to convert. To do so, it would have to pay capital gains tax of 35 per cent on its net assets, including goodwill. It would also have to pay capital duty of 1 per cent on all its shares and

1 per cent stamp duty on all its assets and those of its subsidiaries.

This situation can only be remedied by the Chancellor, and the societies and their advisers will be scanning this month's Budget to see whether the obstacle, which was not faced by any state industries when they went public, is removed.

Then there is the need to seek the approval of a majority vote of 20 per cent of members at an AGM. It used to be said that this was an insuperable hurdle. The large societies would face a vast ballot, with at least 1.5m voters in the case of the Halifax, for example. But most now seem to believe that they probably will be able to do it, even if voters have to be given some sort of "sweetener" to approve the change.

The practicalities would be cumbersome, and it might take up to two years before a building society could complete them and become a company. Timing would be all-important. No one knows how many floatations the market can stand, but it is unlikely to be more than three or four, at least during the first phase.

The floatations would be large operations - if the privatisation of nationalised industry is anything to go by, the floatation of the biggest building society, the Halifax, would mean the

issue of between £1,500m and £2,000m of equity.

Latecomers might find the markets had already been exhausted, or that things had already gone wrong in an earlier floatation. They might then be left in a more exposed position than if they had soldered on with mutuality.

Most of the likely candidates for conversion are staying coy about their intentions in what could easily develop, once the tax obstacles are removed, into a war of words. Even those second-tier societies that say that they see no immediate need to shed mutuality are assumed by others to be biding their time, perhaps in the expectation that, once the first wave of conversions is over, building society floatations may become quite normal periodic events.

Some may study other options, including mergers with other building societies, to beef up their market share. Mergers would have to be got out of the way before a floatation, because, after it, the new entity would be protected from take-over for five years.

After that, of course, like any other public company, they could be vulnerable to an unfriendly takeover - another consideration which is making some societies hesitate before announcing that they will take the plunge.

David Barchard

Mergers

Top marriages usually fail

BRITAIN'S BUILDING society movement is shrinking and expanding at the same time. There are fewer societies each year, but the volume of business they do is growing.

In 1980 there were 273 building societies, compared with 226 twenty years earlier. By the end of 1987, there were 137, of which 119 belonged to the Building Societies Association.

The unwieldy nature of the building society world - with giants like the Halifax and the Abbey National at one end, with assets of around £31bn and £27bn respectively, and

companies to translate distaste into intransigence. A merger of two large societies will require the consent of 75 per cent of members attending meetings of both, and the approval of the staff of the two organisations, especially their boards and their chief executives.

The difficulty of getting members' approval can be exaggerated. "You could hold our AGM in a telephone box," says one building society's general manager. "And I suspect that is true of many others."

Winning the acquiescence of staff and management, on the other hand, can be harder. There tends to be little open discussion of the market pressures forcing the weaker of the two societies to seek a merger. Since most building societies at the upper end of the market can demonstrate at present that they are making a fair profit, the cogency of the case for a merger may not be fully appreciated by all those involved.

Unlike a company, however, staff investors have considerable scope to make their wishes felt in a building society merger. Staff wishes on both sides have to be respected in a way that they do not in a company merger, because involuntary redundancies are out of the question. All this translates into repeated mentions of the "different management cultures" of the two societies.

The biggest hurdle, and one which is frequently not surmounted, is what to do about the men at the top. Traditionally the merger committees are those which take place when a chief executive bows out on retirement, thus relieving everyone of the dilemma of finding a future role for him.

"I may regard a particular building society chief executive as an outstandingly able and imaginative man," says Tim Myville-Roche, chief executive of the Nationwide Anglia. "But the problem is that he is a 'chief executive', and if our societies were to merge there is no other job he could do."

Duplication in other areas can be a problem, too. Nowadays it may be possible to convert unneeded branches into estate agencies or insurance offices. Reconciling the two computer systems can be a bigger problem. Despite this, it is hard to think of a building society that is not the result of a merger. Even the Halifax and the Abbey National, are the products of mergers, one in the 1920s, the other during the second world war.

Awareness of the possibility of mergers pervades the industry. "You don't let hostility or personal competition go too far," says the general manager of one northern building society, "because you know that there is always the chance that merger will be needed some day."

Successful mergers, like that of the Alliance and Leicester in 1987, or of the Nationwide with the Anglia, are rarer however than the failures.

The Woolwich and Nationwide merger would have produced a society almost equal in size to the Halifax, and a certain sense of missed opportunity hangs over discussion of it. This and other similar near-misses were almost certainly the result of revolt by senior management against the impending union. Now the Woolwich hopes that its merger with the much smaller Gateway will take it up in the market once more.

David Barchard

Not long ago this ad would have been impossible.

POSSIBLE
PERSONAL LOANS

Whether you have an ambition, a pipedream, a trip you've always wanted to make, or need a car to get to work, Multiloan Plus - for Woolwich borrowers - and Multiloan are ways to get the money to do whatever you want.

POSSIBLE
ESTATE AGENCY

In August we formed Woolwich Property Services. It's there to make the whole process of finding and buying a house simpler and happier. We're building our own estate agency operation, not simply buying an existing group. That way we can be certain that like us, Woolwich Property Services will try to make the impossible possible.

POSSIBLE
INSURANCE ADVICE

Everyone needs insurance. But it's not always easy to find the right policies. That's why we have trained staff to give advice on a range of insurance products. If you have a Woolwich mortgage we can also offer you comprehensive buildings and contents insurance with our own Homewise policy. It stops you being faced with huge yearly payments by allowing you to pay the premiums monthly with your mortgage payments.

POSSIBLE
MONEY MANAGEMENT

Money used to be a problem to manage if you wanted to avoid charges. Paying bills, keeping track of expenditure, just drawing it out at a time that suits you. A Cashbase Card offers you a free standing order facility and bill payments at the touch of a button. It also earns you a tidy sum in interest at the same time.



For written details write to the Woolwich Equitable Building Society, Department M, Freepost, London SE18 1BR. Your house will be security for a mortgage or Multiloan Plus. All loans subject to status.

ANYTHING'S POSSIBLE WITH THE WOOLWICH

Credit cards & personal loans

Leeds picks a plastic pitch

LAST MONTH the Leeds Permanent became the first building society to apply to become a member of Visa. Building societies have been late getting into the credit card market, deterred by the original terms of the 1986 Building Societies Act.

That was put right by an order before parliament in December, which allowed them to become members of credit card networks such as Visa.

At the beginning of 1987, the Leeds had gone into the personal loans market. Personal loans are market in which all major building societies have shown interest. Unsecured loans earn lucrative rates of interest, on average about 10 per cent above the mortgage rate.

Most societies still prefer to tread carefully in the unsecured loans market, which is recognised to be relatively high risk business compared with their traditional mainstream mortgage-lending business, and most have sought the safe option of working with an agency.

The Chartered Trust, an offshoot of Standard Chartered Bank, works with about 37

building societies who find customers and charge commission. Another option is to work with a joint venture partner, as the Leeds does.

The extent of building societies' involvement in the personal loans market is open to conjecture, as the Building Societies Association does not publish figures for it. There are serious constraints. Unsecured lending of all types, class three lending, must be limited to 5 per cent of a society's total lending, and an individual cannot borrow more than £5,000.

As a result of the Schedule 8 Review, these figures will rise by stages to 10 per cent by 1993 and to £10,000. That figure is suitable for customers who want to buy a boat or pay for a holiday or their children's school fees. But it will not cover a bridging loan, as Mr John Bayliss, Chief Executive of the Abbey National observes.

Loans run for between six and 60 months, in amounts varying between £500 and £5,000. A society like the Skipton, which uses Chartered Trust, can offer higher loans since it is not the lender and

Continued on next page

BUILDING SOCIETIES 3

David Barchard assesses the savings market

Taking the tide

THANKS TO the stock market crash, funds from small investors have begun to flow back to the building societies after several very lean years.

November and December, normally months when savings are down because of the Christmas shopping spree, were excellent for the societies with net receipts at £1,126m and £1,069m. One or two say openly that they are suffering from excess liquidity.

This is a complete turn around from early last year, when funds seemed to be steadily ebbing away to other investments, particularly equity and unit trusts.

Receipts from the retail sector for the societies had declined every year since 1984. By the end of 1987, however, building societies had attracted £87m from retail investors, 25 per cent up on 1986.

Net receipts 1987 (£m)

Month	Building societies	Unit trusts
January	446	882
February	472	399
March	547	635
April	727	40
May	821	403
June	556	791
July	307	734
August	667	639
September	197	1,158
October	612	247
November	1,126	-13
December	1,069	156

Source: BSA, UTA

announced in January. This gives societies an interest in seeing that their retail costs are as close to wholesale ones as possible, or - very occasionally - even lower.

When the banks' base rate went up on January 21, the societies felt able to keep their lending rates down, because of the inflow of savings since October. If deposits now start to flow away strongly, towards the banks' deposit accounts, the societies might have to adjust their saving rates upwards.

The societies tend to assume that this will not happen, in the short run at least, because the real squeeze on them over the last few years came less from the banks than from the Government's privatisation operations. In this respect, things look brighter in 1988 because, apart from the final tranche of British Gas shares, no more major privatisations loom. Unit trust sales, too, have slackened.

This has posed problems for societies that had started their own equity schemes to take advantage of the stock market boom. The Skipton, for instance, launched a unit trust scheme just two months before the crash, and says it has not had any complaints. The Bradford & Bingley says its equity scheme continues on the market but has been largely inactive since October.

Even so, many societies remain interested in offering stock market investment services, and the Schedule 6 Review allows them to buy a stake in a stockbroker. Though market-making activities are still banned, building societies can now engage in portfolio management and nominee activity for individuals.

Richard Batt, assistant general manager of the Cheltenham & Gloucester says his society wants to have stock market options available, so that investors can switch from traditional accounts into stocks and shares if a bull market gets under way. This is not a route all societies are willing to take. Apart from the now obvious risks of equity investment and unit trusts, stock market operations require societies to spend money in an area a long way from their mainstream business and where many of them lack expertise. So they are going to have to woo customers to keep their funds with them by offering ever more services, and hope they can establish long-term relationships that

will lead to cross-selling of contractual savings services such as pensions and insurance.

Here, again, however, societies run up against the need to spend money on developing competitive pensions and insurance services, and to make strategic and often costly decisions about whether to become independent intermediaries or tied brokers.

"The danger," says Tim Melville Ross, chief executive of the Nationwide, "is that there will be interlocking war between the societies, and that they will allow the cost of savings to be hidden up to an unacceptably level."

Most customers have now been encouraged to expect banking-style services with their deposits, including ATMs, cheque books, direct debit, and other facilities. The cost of these operations is giving large societies as well as small ones pause for thought, and most have been unwilling to follow Abbey National and Nationwide. Anglia very far, instead, most have offered preferential rates to customers with balances over a certain value.

This suits some smaller societies with well-established niches at the upper end of the market, where wealthy customers expect nothing more than a relatively high return for their money. The more broadly based societies, however, have approached a point where they will never again rely exclusively on retail funding, and treasury operations in the wholesale market are growing steadily more important to them.

BRITAIN'S MORTGAGE market used to be a sedate preserve, where a single product was on offer to established customers. Competition has brought a heady proliferation both of types of on offer and of the institutions offering them.

This year has even seen the first "winter sale" of mortgages, with the Bristol & West announcing that it would cut its rates by 1/2 per cent on all new mortgages taken out for a month.

Meanwhile, the Woolwich had announced its first mortgage aimed at upper income groups. If you are borrowing more than £60,000 on an endowment or pension-linked mortgage and are putting in at least 25 per cent of the building's value in equity, you are entitled to a Premier Mortgage, bearing interest of 9.95 per cent, compared with Woolwich's standard rate of 10.2 per cent.

Standardisation has gone as societies and the other institutions, such as banks and mortgage companies, woo different segments of the market. Though a sudden increase in liquidity, caused by the unforeseen inflow of savings since the stock market crash, is given as the reason for the "winter sale", societies have a future in which they will never again have the mortgage market to themselves.

Their immediate concern is to regain market share via a via the other institutions. In the short term, the post-crash scene offers a reasonable prospect of achieving this. For 1987 was a thoroughly bad year for the societies as far as the mortgage market was concerned. In 1986 business had been buoyant and they issued £18.0bn - £5.7bn more than in 1985 - even though their market share slipped from 77 per cent to 71 per cent.

In 1987, the market grew by 11 per cent to £29bn, but the growth went mostly to the new

The mortgage market

Why the rich matter

players in the market. Though the societies issued more than £35bn of mortgages, their lending was 3 per cent down on 1986.

Worse still, the year saw their share of their traditional business dipping to 46 per cent per cent in the third quarter. Though this is not the first time that their share of lending has dropped (there were fluctuations in the 1970s) and the signs are that their market share increased during the final quarter, bringing it to 54 per cent for the year as a whole, it was still unnerveing.

Big societies, led by the Halifax, tried to take their rates down even before the crash had created a favourable funding environment. For several months, the societies had to live with uncomfortably narrow margins between their average cost of funds and their mortgage rates. This was grist to the mill of those who predicted that building societies would not be able to survive the pressures of competition for long.

Advantage seemed to have passed to institutions like banks and the mortgage lending companies, which relied on wholesale funds at costs well below the retail funds on which the societies mainly had to rely. Hence the provision of the 1986 Act, limiting the proportion of their funds that societies could raise from wholesale sources to 20 per cent, was bitterly resented, even though most societies seem to have been some way below it. Wholesale funding currently accounts

Shares of net new lending (%)

	Building societies	Banks	Local authorities	Other
1977	96.2	2.6	0.8	0.2
78	83.9	5.0	0.1	1.0
79	82.9	9.0	0.5	3.8
80	77.6	6.8	10.8	4.8
81	66.7	23.9	6.8	2.8
82	57.6	35.9	6.4	0.1
83	75.2	24.4	-2.0	2.4
84	65.3	12.0	-1.4	4.1
85	78.6	22.2	-2.3	3.3
86	72.7	18.1	-1.7	10.9
1987 01	65.6	22.4	-1.9	13.9
02	53.3	34.3	-1.2	13.6
03	48.3	38.5	-1.3	16.5

Source: CSO Financial Statistics

for about 11 per cent of the Halifax's funding, for instance. Early this year, the review of Schedule 6 allowed societies to raise up to 40 per cent of their funds from retail sources. By then, however, conditions had changed, and many societies now hope that, with wholesale costs rising faster than retail ones, life should get tougher for their new competitors and easier for them.

Opinions differ over whether the average cost of wholesale funding has actually overtaken that of retail sources. The entry of the societies into the wholesale market is one of the forces driving up prices, as Terry Carroll, of the National & Provincial, points out.

"The cost of wholesale funds is edging upwards because of the relative surplus of issues by the building societies and

higher base rates," he says. "The market was quite saturated before the 40 per cent new limit was announced. Mortgages are becoming more competitive as the retail funds flow has surged since the crash. In this new situation the mortgage corporations don't have the branch structure and other things needed to diversify in the way building societies can."

Still, the societies are only too aware that new players - usually foreign banks - are continuing to appear in the markets. There is therefore increasing discussion of new types of mortgage products.

"I think we can expect to see a whole new range of products coming out," says the chief executive of the Nationwide, Mr Tim Melville Ross. "I think we shall see Libor-linked, fixed rate, equity linked mort-

gages appearing on the market. As in the US, British customers will start to look for a more diverse range of products, tailor-made to specific needs."

Such ideas go well with the increased interest in market niches and segmentation among the larger societies of the second rank. Among smaller societies, the Skipton actually managed to increase the volume of new mortgages last year, chiefly because of its appeal to up-market buyers.

For the largest societies, however, the idea of pursuing high quality buyers with cheaper mortgages is more sensitive. "Competing with the mortgage corporations would force up the mortgage base rate," says Mr David Gilchrist, at the Halifax. "Charging 9.9 per cent to high quality buyers might mean charging others 11.25 per cent. It would be socially and politically unpopular." He believes, however, that the single mortgage rate is on the way out.

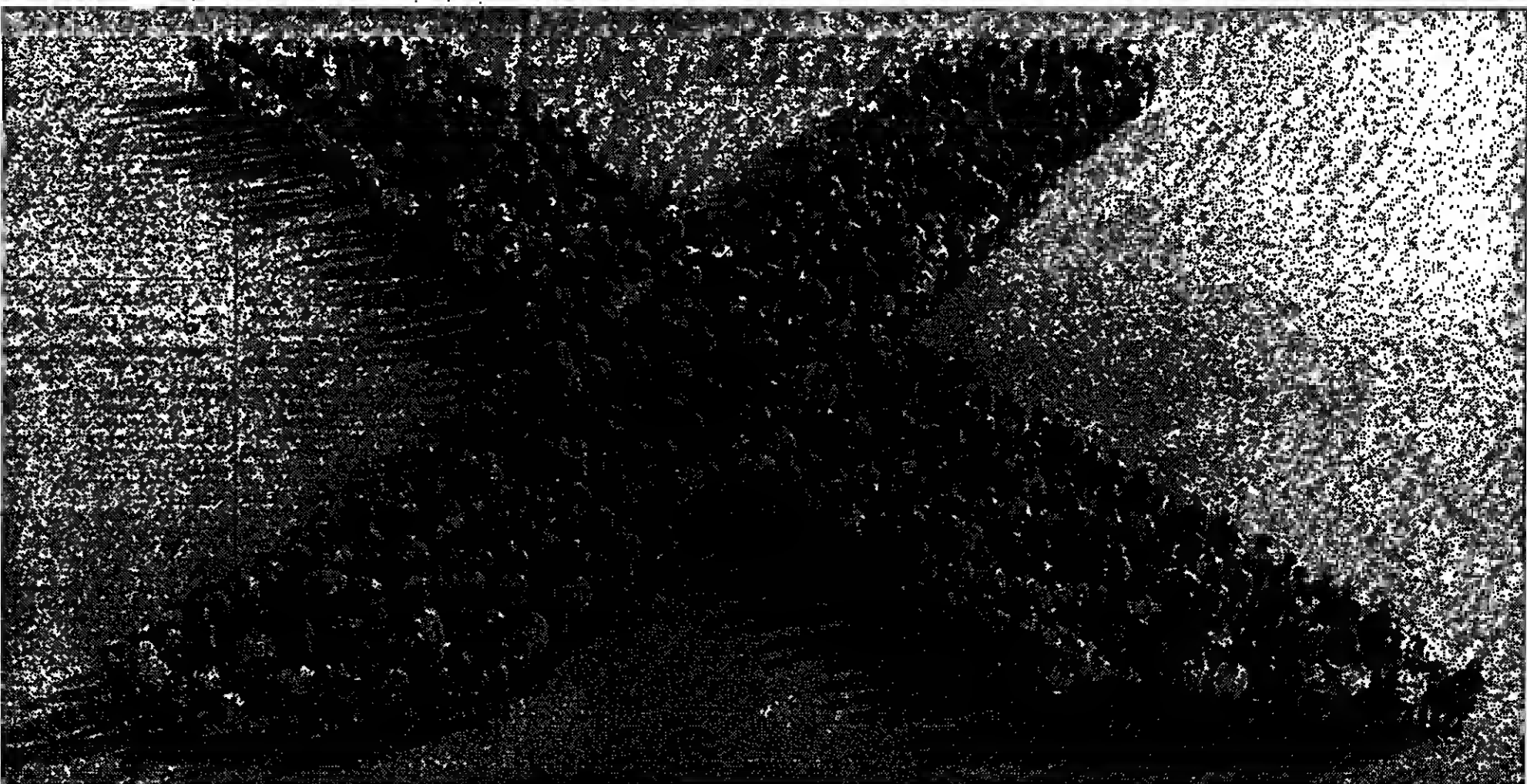
Preferential rates for richer borrowers may be unpopular, but they are probably the only way that the building societies can claw back the better mortgages which are at present being creamed off by the mortgage corporations and the banks, and forcing them to concentrate on risky business at the lower end of the market.

Higher mortgages mean lower costs, for it is cheaper to process one £60,000 mortgage than six £10,000 mortgages. At present, the average advance by a building society is about £30,000, while that of some of the new lenders is over £50,000.

The search for the lucrative upper end of the market is likely to lead societies farther away from the principles of their founders in the mutual movement. This year, however, they will probably be satisfied if they can pick up a steady market share of 60 per cent.

David Barchard

Which building society gives Xtra help to 12 million people?



Personal loans

From previous page merely charges a commission on lending to its customers by Chartered Trust.

Despite the Commission's caution in spelling out the limits to building society involvement in the personal loans market, most societies seem to feel that their business is relatively risk-free, because of their use of modern credit scoring systems. Most rely on these and on credit reference agencies more than they do on the traditional interview with a branch manager.

Annualised percentage rates (APRs) vary between 16 per cent for secured loans, and 18 to 23 per cent for unsecured ones. This can still make them cheaper than credit cards. The Leeds will offer an APR 2 per cent below its APR of 23.9 per cent for customers with houses who have been 12 months with the society and who borrow more than £1,500. It also offers optional insurance protection against sickness, accident, sudden death and unemployment, the four most common causes of default.

also hopes that some of its savers will consider switching from Barclaycard. However, though its APR may be somewhat lower than Barclaycard's, it believes the market is not very sensitive to minor differences of interest rate.

The inescapable impression is that Leeds hopes its Visa card will bring it some parity with the clearing banks and credit card organisations. It expects that, towards the end of the year, it will be followed by other societies, again mostly following the Visa route rather than Access.

Applications have to be made first to the Visa Organisation, which has stipulated that they must have secured the endorsement of their annual general meetings. Then the approval of the Building Societies Commission must be obtained. The season for AGMs gets under way at the end of April, so it looks as if the Leeds Permanent will not be quickly rivalled by another society.

Most of the major societies have used cards enabling customers to draw money from ATMs (automated teller machines) for some years. They have been slower to move down the credit card path, suspecting that it is already close to saturation. Customers are unlikely to want a building society's Visa card if they already have one issued by someone else, the argument runs.

Against this, credit cards offer the chance to diversify into related services, such as debit cards and travellers' cheques. The societies are eyeing the debit card with great interest. Though some, notably the Abbey and Nationwide, have urged customers to take out cheque books and encouraged paper-based transmission, others, such as the Halifax, are reluctant in what they suspect will be an expensive and unrewarding activity.

A combination of credit and debit cards will eventually, they hope, enable them to sidestep the need to issue expensive paper-based transmission systems.

David Barchard

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BUILDING SOCIETIES 4

Societies can derive much more than the sale of houses from estate agency

The golden key to other services

THE LINK was hardly dry on the 1986 Building Societies Act before the three biggest societies had begun to buy up estate agencies.

Between them, the Halifax, Abbey National and Nationwide Anglia now control nearly 800 branches, and intend to acquire more than twice this total in the next few years.

Half of the top 20 societies now have estate agency networks of varying sizes, and regional societies, including the Norwich & Peterborough, and the Cardiff-based Principality have also followed suit.

Part of the attraction of estate agencies for profit-hungry building societies is the money to be made from selling houses - a market currently estimated at £1.3bn a year, and set to grow as house prices continue to rise. (Estimates for 1988 range from 12 per cent to 16 per cent for the country as a whole).

But much more important, from the building societies' point of view, is the estate agent's role as the "golden key" to property-related financial services. Current marketing

wisdom perceives the estate agency branch as the house-buyer's first port of call, and therefore as the point where buyers are most susceptible to being sold a whole range of products and services.

Building societies are not alone in this analysis. Lloyds Bank spotted the potential as far back as 1982, when it launched the Black Horse chain; and since then the Prudential, Royal Life, General Accident and Hambro have all built up large estate agency chains.

But in the last two years the need to get "first bite" at the customer has become acute for building societies, who have seen their share of the mortgage market eroded to less than 50 per cent by insurance companies and specialist lenders. Customers are, of course, not obliged to get their mortgage from the parent building society when they buy a house, but inevitably, many are bappy to take the convenient option. Selling insurance through estate agencies is also an important plank of building societies' strategy. Nationwide Anglia, for example, estimates that cur-

rently about 4 per cent of an estate agency branch income is from insurance; they hope to boost this to 40 per cent.

Most of the insurance sold through estate agencies is mortgage-related - life policies for endowments, mortgage protection policies, buildings and contents cover, and so on.

The Abbey National recently introduced two innovations with its "anti-gazumping" policy and a home repairs and maintenance package. But there is no reason why estate agencies should not be the conduits for the societies' other ventures into general insurance - private health, for example, or motor, or legal expenses cover.

Estate agencies owned by the Halifax and Nationwide Anglia will be independent intermediaries under the Financial Services Act, offering "best advice" and a full range of life assurance products. Abbey National agents, like their parent, will be company representatives of Friends' Provident.

Most societies in the estate agency field have built up networks by outright acquisition, and it has not been cheap. Com-

petition among the financial giants for the best firms of agents quickly pushed up prices: many a country mansion has been bought by former senior partners who sold to the highest bidder.

Reluctance to pay over the odds, plus a conviction that they could do the job better themselves, has prompted some societies to set up agencies from scratch. The Yorkshire, for example, opted for this route following market research which showed that potential customers were dissatisfied with estate agents' services and would more readily approach a building society.

The Woolwich and Norwich & Peterborough both decided that do-it-yourself was more cost-effective: the Norwich & Peterborough expected to spend £100,000 on fitting out two branches (not including staff costs).

The Abbey National has built up a "core" of wholly owned agencies, but intends to recruit up to 800 independent agents as franchisees using the "Cornerstone" trade name. Announ-

cing the plans, chief executive Peter Birch said one buyer was rumoured to have paid £16m for a firm with assets of £600,000 - prices like that made franchising a much more cost-effective route.

Apart from making money out of estate agency, building societies have also expressed their intention to improve the public perception of estate agents by improving service and training of staff, retraining and generally imbuing estate agencies with some building society clout.

So far, however, none of the societies with national chains has attempted to bring commission levels, which vary widely across the country, into line. But as more and more agencies are acquired and competition in the mortgage and insurance markets heats up, a "commission war" may yet be the result. That will be to the customer's benefit, but will make some societies' investment look even more costly.

Christine Whelehan
Family Wealth

Money transmission

Cashless shopping delayed

BRITAIN'S BUILDING societies were quick to follow the clearing banks down the automated teller machine (ATM) trail. The Halifax alone now has 700 operational machines.

Link, a consortium of building societies and other financial services companies, shares 983 across the country, while the UK's other ATM-sharing consortium, Matrix, has 617 installed.

ATMs are a first step to a whole range of electronic financial services based on on-line transaction processing computer systems, so it is not surprising that the societies want to play a full part in electronic funds transfer at the point of sale (eftpos) or "cashless shopping".

In simplest terms, a plastic, magnetically striped bank card substitutes for cash or cheques in an eftpos system. Swiped through a card reader at the cash till and validated by means of a four-figure personal

identification number (PIN), it initiates a series of electronic messages between the retailer, the card issuer's computer centre and the retailer's bank. This results in the transaction's being approved, the customer's account debited, and the retailer's account credited, all in a twinkling.

There are, broadly speaking, advantages to banks in massively reduced paperwork; to retailers in secure payments; and to customers in convenience. Yet eftpos has been slow to take off, first because of quibbles over who should pay the considerable cost of the equipment, more recently because of the growth of credit-based services.

A national system now in preparation, under the auspices of eftpos UK, an organisation jointly sponsored by major financial institutions in the UK, is not likely to begin its inaugural service until early next year.

The Halifax, the Abbey National and the Nationwide Anglia have been accepted as members of eftpos UK under rules defined by the Association of Payments and Clearing Services (APACS), and are taking part in the inaugural service.

The Matrix organisation, which includes Bradford & Bingley, Leeds Permanent and the Woolwich, has applied to join APACS but been turned down under an interpretation of the rules relating to group membership, a decision it finds a tiresome constraint.

"Eftpos is something that we very much want to be in on," says Mr Peter Morrill, projects manager for Electronic Funds Sharing, which operates the Matrix network. Now it is looking for a retailer with which it can mount a go-it-alone experiment.

The Link consortium, meanwhile, has followed the exam-



Peter Morrill: "we want to be in on eftpos"

ple of UK clearing banks and mounted its own eftpos trial to gain hands-on experience of cashless shopping. Last October it announced a development with British Petroleum, involving the use of Link cards as a substitute for cash, cheques and credit cards at 25 garages around the M25. Customers can use their cards to buy petrol and goods, or to draw cash.

Mr Rob Farbrother, chief executive of Funds Transfer Sharing, a major element in the Link consortium, believes it has learned several important lessons in the few months the eftpos service has been operational.

Link had to come to a new understanding of what makes retailers tick. "My God, there is a culture gap between bankers and retailers," he says, pointing out that he quickly came to the conclusion that retailers knew their customers and their sales potential "down to the last halpenny of shelf space" and bankers did not.

There was a powerful need to provide a mechanism by which customers could draw cash through the eftpos system. "We have not got to cashless shopping yet."

Eftpos will not be bought; it has to be sold. Mr Farbrother says, meaning that both the retailer and the financial institution had to make an effort to promote the new facility and encourage people to use it.

High-quality leaflets explaining the system were available in the garages, and had been sent to their customers by Link members.

Staff in the garages had to have incentives to meet targets for the use of eftpos. This takes the form of special rewards such as free holidays or cash in hand. There was a strong need for staff training to eliminate "technofear", and to ensure they made the most of the system. Mr Farbrother says the staff are now undergoing a series of refresher courses.

Unlike the major credit card companies, which charge a commission of around 2 per cent on each transaction, the Link experiment charges retailers a fixed fee, "a few pence." Mr Farbrother says: "This is a tremendous incentive for a petrol station to promote our debit service rather than credit."

Retailers found their accounts were settled more rapidly through eftpos than credit card systems, says Mr Farbrother. In some cases it could be as soon as noon the day after the transaction.

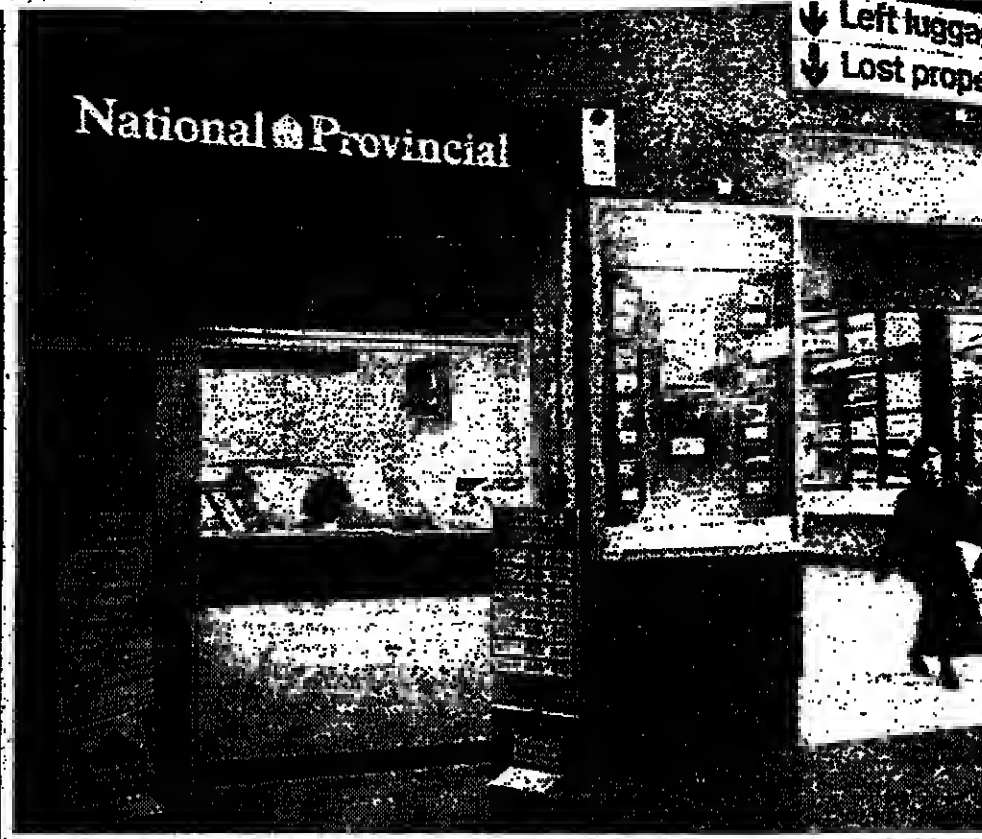
The Link consortium has also established eftpos facilities in a couple of Sainsbury's stores, a development sponsored by National Girobank. It is now considering installing machines in stores to issue "scrips", vouchers which can be used to buy goods, any difference in value being returned as change.

Building societies at present do not issue credit cards (although some are talking to the credit card companies) but few doubt that is to come.

Financial services companies' concept of eftpos has changed radically over the past few years. It is a narrowly focused, technically complex system, designed chiefly to save money to a broad payment mechanism encompassing debit and credit.

The national eftpos scheme plans an inaugural service of some 2,000 terminals in major cities by 1989. By the end of this year, Barclaycard and Access alone should have 20,000 shared terminals in place. National eftpos is expected to set the all-important transaction standards and provide central clearing facilities, but nobody, banks nor building societies, is waiting for it to set the pace.

Alan Cane



What is believed to be the first building society branch on a railway station opened at Leeds fortnightly, in the month of the stock market crash, as investors returned to the societies

Stockbroking and pensions

Making haste slowly

THE 1986 Building Societies Act opened the way for societies to offer equity-type investments to customers.

Schedule 5 of the Act, now under discussion, will, when implemented, greatly extend the areas in which societies can operate - effectively enabling them to compete with other financial institutions.

Currently they can offer a simple buy/sell equity service, REEs and broke any form of life assurance and unit trust products.

The Cheltenham & Gloucester has been active in developing a share dealing service in conjunction with stockbroker and market maker Barclays de Zoete Todd (BZT). The walk-in service is at the pilot stage through 10 branches, though the intention is to have it operating in all 600-odd branches by April.

About eight societies offer Personal Equity Plans to customers, but most rely on marketing the PEPs managed by other financial institutions. The Bradford & Bingley is one which has its own brand PEP, though it is managed outside. Abbey National, the first society in this field, has temporarily withdrawn its PEP in expectation of changes in the Budget.

The Government review of Schedule 8 of the Act will result in widespread radical changes to the societies' activities.

Societies will be able to give a full equity advice and dealing stockbroking service. They will also be able to offer portfolio management services and tax and financial planning services to customers.

They will be able to own life assurance and unit trust companies, a move that could have serious implications for those life companies that rely heavily on building societies for much of their business.

However, they will not be allowed to become market makers.

Under the terms of this Act, life companies lose their virtual monopoly in the field of individual pensions. Now banks, units trusts and building societies will be able to market the new-style personal pensions when they become available from July 1.

The purpose of this change was to give employees and the self-employed wider choice in their pension arrangements. However, the societies are not falling over themselves to offer this choice to individuals, even though all surveys show that building societies stand high in the esteem of the public.

The major societies claim to be interested in this field, but are hamstringing by the polarisation requirements of the financial services legislation. If they market their own-brand equity style personal pension, they cannot market any other life pensions or unit trust products.

The societies can sell their own deposit-based personal pension, since this is not classified as an investment. But the general consensus is that individuals should not put all their pension contributions into a deposit based investment. And experience of societies with additional voluntary contribution (AVCs) schemes shows that margins are extremely thin in a very competitive field.

The problem for building societies is that this new market has come at a time when they are fully occupied dealing with the wider powers of their own Act. Pensions need expert investment, their own brand of marketing and their own style of expert administration - both of which take time to develop.

The Building Societies Association has set up a scheme for members whereby they can consult R. Watson & Son, the UK's largest firm of consulting actuaries, on personal pensions. However, certain societies, such as the Alliance & Leicester, are consulting R. Watson on an individual basis. These are looking very closely at the personal pensions market.

It could be a year or two before even the major societies are offering their own personal pension plan, tied with their other developments in the "equity field."

This delay may be no bad thing. No one yet has any idea how the personal pensions market will develop or how profitable it will be. Until they have, societies will act as intermediaries, selling life company personal pension plans to customers, with perhaps a development of a mixed equity/deposit plan with the society providing the deposit part of the package.

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The societies can sell their own deposit-based personal pension, since this is not classified as an investment. But the general consensus is that individuals should not put all their pension contributions into a deposit based investment. And experience of societies with additional voluntary contribution (AVCs) schemes shows that margins are extremely thin in a very competitive field.

The problem for building societies is that this new market has come at a time when they are fully occupied dealing with the wider powers of their own Act. Pensions need expert investment, their own brand of marketing and their own style of expert administration - both of which take time to develop.

The Building Societies Association has set up a scheme for members whereby they can consult R. Watson & Son, the UK's largest firm of consulting actuaries, on personal pensions. However, certain societies, such as the Alliance & Leicester, are consulting R. Watson on an individual basis. These are looking very closely at the personal pensions market.

It could be a year or two before even the major societies are offering their own personal pension plan, tied with their other developments in the "equity field."

This delay may be no bad thing. No one yet has any idea how the personal pensions market will develop or how profitable it will be. Until they have, societies will act as intermediaries, selling life company personal pension plans to customers, with perhaps a development of a mixed equity/deposit plan with the society providing the deposit part of the package.

Eric Short

TEAMWORK MAKES WINNERS



Winning is usually the result of good teamwork and a special understanding with fellow players. And it's team effort like this that gives Burgoyne Alford their acknowledged position as leaders in building society insurance at Lloyd's of London, with a proven track record to back it up.

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PT 1

BUILDING SOCIETIES 5

Funding: UK societies aren't keen on the secondary "securitised" market, which is still in its infancy

No point in helping your competitors

IN JANUARY last year, the National Home Loans Corporation bundled together some 1,250 mortgages worth a total of £50m, repackaged them as bonds, and then sold them on to investors.

As the UK's first issue of sterling denominated mortgage-backed bonds, this was expected to usher in a new world of financial sophistication for building societies as well as their more recently established competitors. But not a single building society has followed the precedent.

The secondary so-called "securitised" market is still very much in its infancy. Since NHLC made its pioneering move, there have been 11 issues in total worth £1.3bn - less than 1 per cent of the mortgage market. In the US, by contrast, more than half the loans in a market worth several thousand billion dollars are securitised.

The difference is not simply attributable to the relative adventurousness of the US financier, but is a direct consequence of government regulations which require banking institutions to operate within state boundaries. Ingenious devices had to be invented to transfer capital assets from surplus states to those where demand for finance outstripped supply.

Such constraints do not, and never will, apply in the UK, where the secondary market has been driven by the requirements of the mortgage companies which have sprung up in recent years to take advantage of the deregulation of the home loans industry. Without access to the individual saver - the mainstay of the UK's 140 societies - the companies have been obliged to tap wholesale markets, and to explore methods of off-balance sheet financing.

NHLC's first issue furnished evidence that the technical difficulties of putting up a mortgage-backed security were not insurmountable. A three-tier insurance package provided investors with protection against discrepancies between the interest payable on the

mortgages and the rate payable on the bond - thus securing a Triple-A rating from Standard & Poor's, the US rating agency.

Also, NHLC showed how the loans could be transferred from its balance sheet into a new company which issued the bonds and assumed legal ownership of the portfolio of endowment mortgages. NHLC retained administrative responsibility, and generated fees for doing so - but had freed up £50m of capital on the back of which further loans could be made.

At the time, it was thought that building societies would be eager to adopt similar techniques, to boost their own capital in advance of liberalisation under the 1986 Building Societies Act. By originating mortgages, and then selling them, societies could reduce their capital requirements by taking home loans off their balance sheets.

Furthermore, sharpened competition for savers' funds had pushed up the cost of retail finance to the extent that societies' requirement for funds from the wholesale market seemed likely, in many cases, to breach the 20 per cent ceiling then in force.

However, circumstances have changed. Societies are now allowed to finance up to 40 per cent of their lending needs from the wholesale markets - and subordinated debt now counts as primary capital. Subsequent to October's stock market crash, cash has naturally diminished with the influx of monies from those disillusioned with equities: there is no longer a need to choose between cutting lending and selling territory to foreign banks.

These factors have tended to reinforce the societies' natural circumspection - after all, why

In the US, more than half the loans are securitised

lend assistance to competitors by helping the secondary market to get off the ground?

Another problem is administrative: if it costs the Halifax £1m to circulate its borrowers' names, interest rates change, the cost of obtaining the borrower's consent for the sale of his mortgage would be exorbitant. And as such consent must be obtained, it is only a practical proposition to sell new mortgages.

Mr Mark Boleat, Director-General of the Building Societies Association, sees a need for off-balance sheet financing, but not for securitisation.

"Building societies are actively looking for ways of originating loans on to the balance sheets of other financial institutions," he says. "This lacks the political and journalistic sex-appeal of securitisation, and yet serves exactly the same purpose - to get the debt off your balance sheet. It is far less costly."

Those societies most likely to avail themselves of this technique are the medium sized ones of which the Skipton, with assets of around £1bn, is typical. Mr Terry Adams, its chief executive, confirms that his company is in the final stages of negotiating to sell its retail network - taking an introductory fee (4 per cent of the value of the mortgage) and charging for the administration of the loan subsequently. There is no need, Mr Adams contends, to parcel the loans off as well as the banks secure top quality assets, while the society secures an income stream without stretching its capital base.

The bigger building societies do not have a urgent need to gear up beyond the capacities of their balance sheets, and are unlikely to avail themselves of this type of financing. Especially since it would mean ceding territory to foreign banks.

David Walker

Technology

Ahead of the game in the back office

FINANCIAL INSTITUTIONS worldwide share similar challenges in implementing new technology, and Britain's building societies are no exception. Since 1986, the Building Societies Act, which significantly increased their freedom to tackle markets like estate agency and insurance, they have had to come to terms with new challenges and opportunities, which have placed a heavy burden on existing data processing systems - their "back office".

As Mr Bob Humphreys, assistant general manager of Leeds Permanent, puts it: "Technology is very important to us, especially in competition with the banks. The innovation that will come out ahead will be the one that has the most cost effective and easily developed systems."

Ease of development is a critical issue in major computing systems. A back-office system for a major building society running on a mainframe computer will consist of thousands of lines of computer code. The systems that banks and building societies are using today were chiefly written in the 1970s, and frequently lack the ease of modification and alteration enjoyed by more recent software.

What all financial institutions agree is that their markets in the future will be characterised by increased volatility and competition. To stay ahead of the game, it will be necessary to develop and introduce new products, in the same way that, say, motor manufacturers are reducing their product cycles.

Companies with up-to-date data processing systems will be better equipped for fast changes than those with systems embedded in the architectures of the past. That is why the Woolwich, for example, has spent a small fortune with Hogan, a US-based supplier of financial systems, to rebuild its systems from scratch - a process that has taken longer and caused more problems than expected.

Many think that the most critical task, for both banks and building societies, is to move from systems design based around account numbers to a design based around customer identity. "Customer information is certainly the flavour of the month" agrees Mr Howard Aitken, of the ATM-sharing Electronic Funds Transfer organisation.

The fact is that many build-

ing societies have no idea how many customers they have, although they know their total number of accounts. At a trivial but commonly experienced level, a customer with six accounts gets six invitations to the AGM.

It is all part of the argument that better marketing and selling is crucially dependent on its with new customer information. At present, most institutions do not have the capability to display all the accounts held by any one of their customers, private or corporate, together with marketing information which could be used for cross-selling.

Indeed, Mr Humphreys, at the Leeds Permanent, believes his is the first UK society to launch a new customer information service which essentially answers this requirement. It enables, the society says, cashiers to get a complete up-to-date picture of a customer's account from a single screen enquiry at the counter.

Many societies have no idea how many customers they have

It helps in cross-selling and in giving financial advice and guidance.

It seems likely that societies will move quickly towards advanced data processing techniques, such as fourth generation language, programs which write programs, as they bring their vital systems up to date.

A second major trend is the move to put more computer intelligence at the elbows of branch staff. Since the societies went through their first stage of computer automation several years ago, the personal computer has advanced in power and capability beyond all recognition. Now - generally in the shape of the IBM personal computer or its clones - it has become the *de facto* workstation for a worldwide financial services industry.

The societies still have to learn how to make the best use of the personal computer, but they have ambitious plans. Abbey National, for example, recently agreed to buy Olivetti minicomputers and personal computers to a total value of over £20m for the next phase in its branch automation pro-

Alan Cane

NATIONWIDE ANGLIA, within a week of the Government's publishing the Housing Bill last November, had announced plans to invest £600m in private rented housing over the next five years.

The money will be loaned as mortgages to Quality Street, a joint venture property company that the building society has established with four former officials of Glasgow District Council housing management department.

The move, despite coming so close on the heels of the Bill's publication, was just the latest in a series of schemes by leading building societies to invest in inner city and other specialist housing schemes.

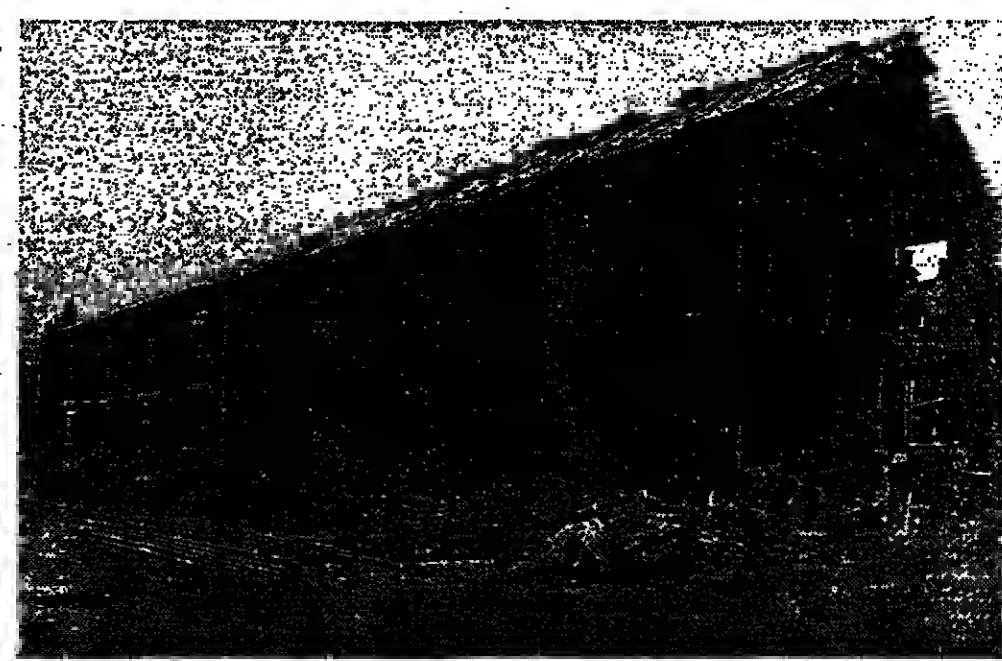
Halifax, Britain's biggest building society, for example, now has an annual budget of £300m a year for investment in a wide range of specialist housing needs.

One of the latest schemes to be assisted by the society is the Chancellors, in Leeds city centre, an £8.3m project developed in association with the Regent Housing Society, Leeds City Council, the Environment Department and English Heritage. It will provide homes for sale and to let, for single people.

Halifax and Nationwide have also joined V.J. Lovell, the construction company, to form Partnership Renewal of the Built Environment (Probe), an agency designed to foster joint action in inner cities with local authorities.

The largest proportion of the specialist budget provided by the Halifax goes to support projects by housing associations, which blend private sector finance with public sector grants. This produces a mix of homes, for the poor, the disadvantaged, the elderly who no longer wish to own their own home and need sheltered accommodation, and other people who cannot secure the home they are looking for from cash-strapped local authorities.

It is this kind of mixed financing that the Government is seeking to encourage in the Housing Bill, which proposes to deregulate new lettings and permit rents to rise high enough to allow private investors a sat-



Nationwide Anglia is a partner in a scheme to rebuild back-to-back houses in Rochdale

Housing

Specialist schemes for the inner cities

isfactory return on their money.

The Government's intention is that at least half of an association's funds should in future come from the private sector, although this ratio may vary for individual schemes. This should mean an increase in partnership schemes involving building societies covering a variety of tenures from shared ownership to straightforward rented schemes.

Most will involve some form of low-cost/low-start, or index-linked, mortgages, designed to keep monthly repayments as

low as possible during the early life of the loan so that rents are kept to a minimum.

Mortgage repayments by housing associations will continue to be subsidised by grants administered by the Housing Corporation, although the proportion of subsidy to private finance will be expected to rise, which will push rents up.

The Government insists that housing benefit will be available to help people who cannot afford to pay higher rents that will come as a result from its measures.

Housing associations are

more doubtful. They are concerned about people whose incomes are just above the threshold that qualifies for housing benefit, or who are eligible for only a small entitlement.

Some of these people could find themselves spending up to 40 per cent of their net income on the kind of rents that associations will have to charge to ensure that returns are high enough to repay private sector investors, says the National Federation of Housing Associations.

Nationwide, by investing in

Quality Street, is adopting a more direct route into rented housing. It will require it to provide a much wider range of properties than has been provided in the past through urban regeneration and specialist housing schemes in partnership with housing associations and local authorities.

The society has taken a 25 per cent stake in Quality Street, which proposes to own and manage in its own right 40,000 homes by 1992 - accounting for about 5 per cent of all lettings in Glasgow, Edinburgh, Dundee, Liverpool and Newcastle, and about 1 per cent of all London lettings.

The new company, to be headed by Mr Paul Magnaioni, former director of housing for Glasgow District Council, proposes to operate in all areas of the private rented market, from luxury flats to joint schemes with local authorities and housing associations to provide homes for people unable to afford to buy their own.

Target markets include quality family homes, to be let to people moving to jobs in different parts of the country, students, young people setting up home for the first time, the elderly and separated and divorced people.

The difficulty the society faces, if it is to make an impact on providing housing for the poor and disadvantaged, is how to generate sufficient returns to cover the cost of investment in a market defined by its inability to pay market rents and purchase prices.

At a housing conference, Paul Magnaioni argued that providers of what is now euphemistically dubbed "social housing" will need some form of tax assistance, or state aid, to offset the advantage that investors by housing benefit, or who are eligible for only a small entitlement.

The concern is that some of those near the bottom of the economic pile could find themselves worse, rather than better, off, despite the prospect of raising more investment for rented housing and government promises that housing benefit will meet the higher cost of increased rents.

Andrew Taylor

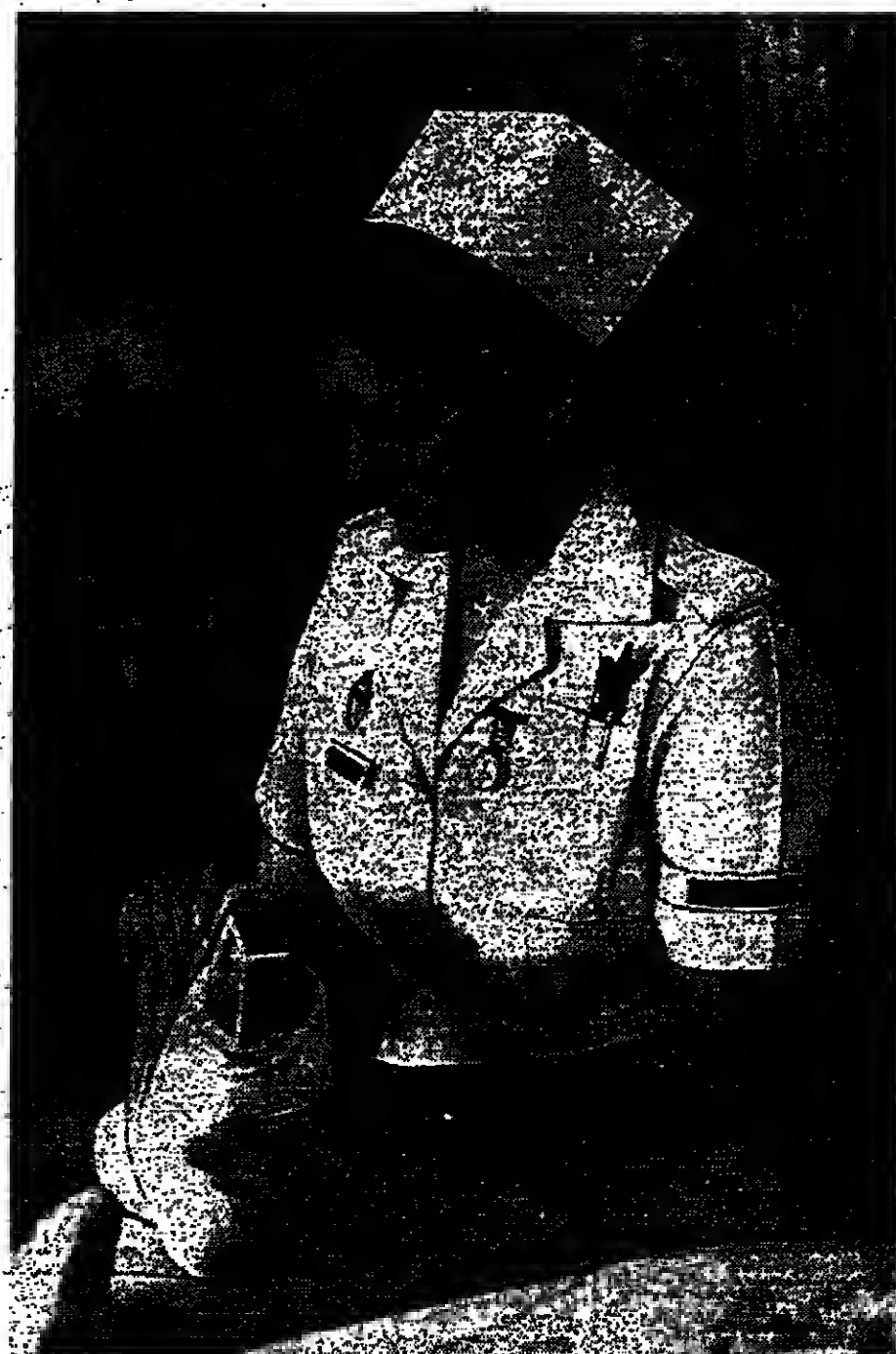
Last year, the DHSS came to see us with a problem.

With property prices in London rising by the day, nurses and health workers were having to turn down jobs simply because they couldn't find places to live.

We sat down with them and talked it through. Shortly afterwards we came back with a solution.

By offering NHS staff cheaper mortgages in Greater London and by taking a small share in the profit when they re-sell their property, we've now given them the opportunity to take those jobs and get on the property ladder.

At Nationwide Anglia we recognised that she was the one who needed help.



It's just one example of the practical, common-sense way we approach people's problems at Nationwide Anglia.

Because it's only by listening to you that we can help you make the most of your money.

We listened to British business and also to hundreds of people who, perhaps surprisingly, felt that they were being pressurised to buy their own homes.

It seemed that because of the lack of rented accommodation available, people were unwilling to move to better jobs in other parts of the country - cutting short many promising careers and costing industry up to £500 million a year.

The sensible answer was to develop quality rented accommodation in our inner cities.

So we've set up a company to do just that. It's called Quality Street and we're investing £600 million in it over the next five years.

We listened to bank customers too, they felt they were getting a raw deal. Surely a current account holder in credit deserved more than the privilege of a statement each month?

To that end we introduced FlexAccount, a current account that pays interest with no hidden charges. It was the first of its kind and as you're probably aware, is still being copied by banks and building societies alike.

It seems that the idea of helping people to make the most of their money is rather catching. Watch out for our next move.

Nationwide Anglia Building Society

Helping you make the most of your money.

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For further details on any of the services mentioned above, write to Nigel Smith, PR Department, Nationwide Anglia Building Society, Chesterfield House, Elmourway Way, London WC1V 6PW.

